NYE COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM REQUEST FORM

Department: Planning/Code Compliance	**Meeting Date:**
Category: Timed Agenda Item - 10:00 a.m.	July 18, 2023
Prepared by: Qiana Medici	**Phone:** (775) 751-4242
Presented by: Brett Waggoner	**Phone:** (775) 751-4241

Action requested: (Include what, with whom, when, where, why, and terms)

Public hearing, discussion and deliberation to adopt, amend and adopt or reject Nye County Resolution No. 2023-17: A Resolution proposing to adopt the 2023 Pahrump Regional Planning District Master Plan Update.

Complete description of requested action: (Include, if applicable, background, impact, long-term commitment, existing county policy, future goals, obtained by competitive bid, accountability measures)

The Nye County Board of County Commissioners (BOCC) set a date, time and location for this Public Hearing on June 27, 2023.

The BOCC and the Pahrump Regional Planning Commission (RPC) are charged with the adoption of a Master Plan pursuant to Nevada Revised Statute (NRS) 278.150 and 220. The Master Plan serves to guide decisions regarding growth and development over the next 5 to 10 years by providing goals objectives and policies to guide recommendations on development of the community.

The Plan functions as the policy basis for land use management decisions in the PRPD. The plan is a living document, and may be reviewed and amended from time to time and may be comprehensively updated as the community's needs change. This update is divided into various subject matters as described in NRS 278.160. Each chapter addresses one or more of the major planning topics relevant to our community and consistent with the requirements as described in the NRS.

Recommendation:
Staff forwards the Pahrump Regional Planning Commission's recommendation to Adopt Nye County Resolution 2023-17: A Resolution to Adopt the 2023 Pahrump Regional Planning District Master Plan Update, effective immediately.

Financial Impact

Cost:	Fund Name:	Fund #:
Budgeted: ☐ Yes ☐ No ☐ N/A	FY:	☐ One-Time ☐ Recurring
Comments:		

Review & Approval

Legal Review Required: ☑ Yes ☐ No	Legal Approval Received: ☑	Date:
Financial Review Required: ☐ Yes ☑ No	Submitted to Finance: ☐	Date:
Administrative Manager Review: ☑	Place on Agenda: ☑	Initials: ST

Item # 11

NYE COUNTY BOARD OF COUNTY COMMISSION RESOLUTION NO. 2023-17

A RESOLUTION ADOPTING THE 2023 PAHRUMP REGIONAL PLANNING DISTRICT MASTER PLAN UPDATE DATED MAY 10TH, 2023

WHEREAS, the Pahrump Regional Planning Commission in accordance with Nevada Revised Statutes (NRS) 278.150 to 278.210, inclusive, and with the assistance of the residents of the Pahrump Regional Planning District, the Nye County Planning Department, the Nuclear Waste Repository Project Office, the Natural Resources Office, and with much public input have worked toward updating the 2023 Pahrump Regional Master Plan Update, and

WHEREAS, the Pahrump Regional Planning Commission held a noticed Public Hearing on the adoption of the master plan, or of any amendment, extension, or addition to the 2023 Pahrump Regional Master Plan Update, and voted to adopt Resolution No. 2023-14: A Resolution Adopting and Certifying the 2023 PRPD Master Plan Update was carried by the affirmative votes of not less than two thirds of the total membership of the Pahrump Regional Planning Commission, and

WHEREAS, pursuant to Nevada Revised Statutes (NRS) 278.220, upon receipt of a certified copy of the master plan, or of any part thereof, as adopted by the Planning Commission, the governing body may adopt such parts thereof as may practicably be applied to the development of the region for a reasonable period of time next ensuing; and

WHEREAS, the 2023 PRPD Master Plan Update is based on; providing clarity and increased flexibility between Master Plan Designations and zoning districts, promoting a more efficient pattern of community development, preservation of rural areas and recognition of water resource issues; and

WHEREAS, after conducting a Public Hearing as required pursuant to NRS 278.220, the Nye County Board of County Commissioners finds adoption of the 2023 Master Plan Update for the Pahrump Regional Planning District to be in the best interests of the community of Pahrump and the County of Nye and is hereby declared to be established to conserve and promote the public health, safety, and general welfare of the residents of the Pahrump Regional Planning District.

NOW THEREFORE, IT IS HEREBY RESOLVED by the Nye County Board of County Commissioners that the 2023 Pahrump Regional Planning District Master Plan Update dated May 10th, 2023, is hereby adopted effective immediately.

ADOPTED this 18th day of July 2023.

NYE COUNTY BOARD OF
COUNTY COMMISSIONERS:

ATTEST:

Bruce Jabbour, Chairman
Board of County Commissioner

Mark F. Kampf, Nye County
Clerk and Ex-Officio Clerk of the Board

2023 Master Plan Update

PAHRUMP REGIONAL PLANNING DISTRICT

Adopted: PRPC on May 10, 2023
Adopted: BOCC on _____

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Disclaimer: Due diligence has been exercised to ensure accuracy of the information shown in text documents, maps, charts, and other materials produced in the development of this plan. However, the Pahrump Regional Planning Commission makes no warranty to representation, express or implied, as to the use, accuracy, or interpretation of the data presented in this plan. This document is provided for informational purposes and is intended as a tool for planning purposes only. Before relying on this document, the user should contact the Nye County Planning Department or other appropriate source to review the official records of the organization and confirm that the information is current. Appropriate use: The maps are for illustrative purposes and are intended as a tool for planning only.

ACRONYMS

ACEC	Area of Critical Environmental Concern
ACS	American Community Survey
ADA	Americans with Disabilities Act
AFA	Acre Feet Annual
BLM	Bureau of Land Management
BOCC	Board of County Commissioners
CAAP	Pahrump Valley Clear Air Action Plan
CDBG	Community Development Block Grant
CIP	Capital Improvement Plan
CC&R	Codes, Covenants and Restrictions
EPA	U.S. Environmental Protection Agency
DOE	US Department of Energy
DFIRM	Digital Flood Insurance Rate Map
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FLPMA	Federal Land Policy and Management Act
GWMP	Ground Water Management Plan
ISDS	Individual Sewage Disposal System
MOU	Memorandum of Understanding
NAAQS	National Ambient Air Quality Standards
NAC	Nevada Administrative Code
NCC	Nye County Code
NCSD	Nye County School District
NCWD	Nye County Water District
NDEP	Nevada Department of Environmental Protection
NDOT	Nevada Department of Transportation
NDWR	Nevada Division of Water Resources

NFIP	National Flood Insurance Program
NRS	Nevada Revised Statutes
OHV	Off-Highway Vehicle
OSDS	On-Site Disposal System
PRPC	Pahrump Regional Planning Commission
PRPD	Pahrump Regional Planning District
PTB	Pahrump Town Board
PV	Photovoltaic
R&PP	Recreation and Public Purposes
ROW	Rights-of-way
RMP	Resources Management Plan
RPC	Regional Planning Commission
SFHA	Special Flood Hazard Areas
SOB	Sexually Oriented Business
WRP	Water Resources Plan
YMP	Yucca Mountain Project

Acknowledgements

Tim Sutton, Nye County Manager
Brett Waggoner, Director Nye County Planning
Steve Osborne AICP, Asst. Director Nye County Planning
Qiana Medici, Principal Planner
Joseph Ehrheart, Planner I
Amanda Marshall, Planning Technician II
Celeste Sandoval, Administrative Secretary
Amber Randle, Secretary I
Christi Rily, Counter Technician
Tom Bolling, Nye County Public Works Director
Sherry Lehmuth, Geographic Information Systems Administrator
Lisa Haux, Mapping Administrator

Pahrump Regional Planning Commission – Present Members

Elizabeth Lee, Chairman
Pamela Tyler, Vice-Chairman
Gina Meredith, Secretary/Clerk
Robert Blackstock
Walt Turner
Debra Hayden
John Koenig
Frank Carbone – BOCC Liaison

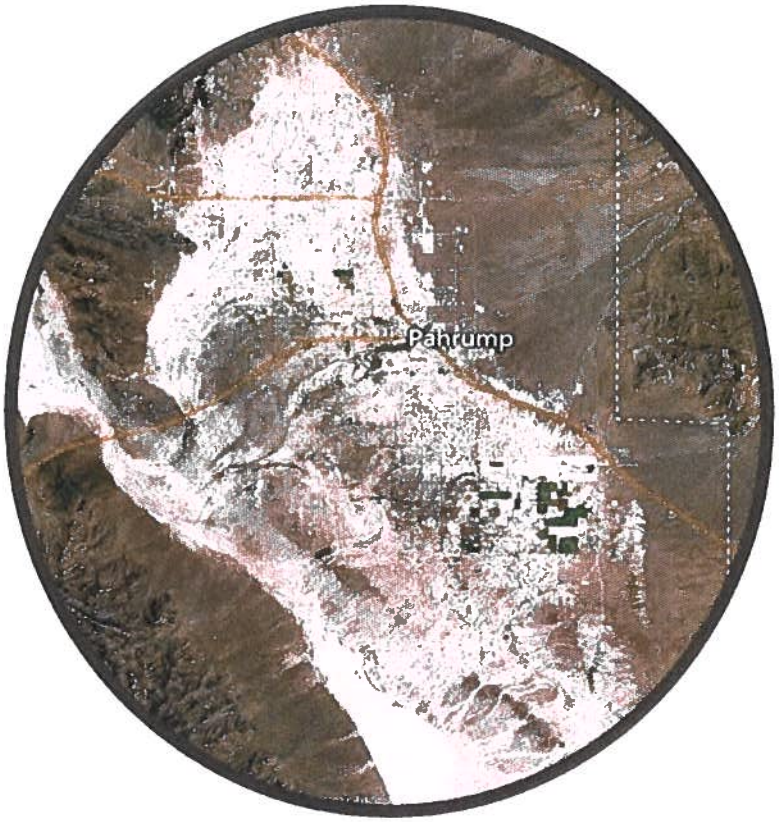
Technical Advisory Group

John Klenke
John Koenig
Megan Labadie
Walter Kuver

Community Stakeholders

Nye County Water District Governing Board
Nye County School District
Pahrump Valley Fire Rescue
Nye County Sheriff's Department
Nye County Natural Resources
Nye County Public Works
Town of Pahrump, Parks and Recreation
Regional Transportation Commission

EXECUTIVE SUMMARY



2022 Aerial

Due to increasing growth and development pressure, the Nye County Board of County Commissioners (BOCC) took steps, beginning in 1999, towards developing a community-wide Master Plan for the Pahrump Regional Planning District (PRPD). This Master Planning process took place over several years and the Pahrump Regional Planning District Master Plan was adopted in 2003, which was followed by the adoption of the first comprehensive Zoning Ordinance in 2004. In 2010 the Board requested the PRPD Master Plan be updated. The need to update the plan was based on improving plan flexibility, clarity and addressing water resource planning issues that had not been addressed during the 2003 update. The Regional Planning Commission through a series of technical reviews, Master Plan Steering Committee meetings and numerous public meetings offered the 2014 Update of the PRPD Master Plan.

In the fall of 2019, the Planning Department began a review of each chapter of the PRPD Master Plan during the monthly PRPC meetings. An online community survey and the Planning Commissioners offered their suggestions and provided guidance on what was needed to bring the Master Plan into 2023.

INTRODUCTION

Pahrump is an unincorporated town located in the southern portion of Nye County near the California border. Only 63 miles from Las Vegas, Pahrump is a bedroom community of sorts with thousands of residents who commute to Las Vegas each day.

The population within the PRPD has grown from approximately 7,000 in 1990 to over 41,941[i] according to the 2020 US Census. This growth has placed pressure on Nye County and the Town of Pahrump to provide adequate services while protecting the small-town atmosphere along with the health, safety, and general welfare of residents.

Planning in the Pahrump Regional Planning District is only beginning to catch up with the divisions of land and population growth. With the adoption of valley wide zoning, regulating land use has become a priority. Because of unregulated development of the past, incompatible land uses are common, resulting in a diminished sense of health, safety, and economic potential for the general public. This Master Plan provides Goals, objectives, and policies to guide future land use planning and address the unregulated development of the past. This Master Plan also establishes the framework for the adopted Adequate Public Facilities Plan and Policy, and future updates to the Zoning Map and/or Ordinances.

Even as the population approaches 50,000, Pahrump is still, at its core, a small town and is poised to make important decisions that analyze the past and move towards its future.

What is a Master Plan?

The Nye County Board of County Commissioners (BOCC) and the Pahrump Regional Planning Commission (RPC) are charged with the adoption of a Master Plan. Nevada Revised Statute 278.150 defines the Master Plan as a *"comprehensive, long-range general plan for the physical development of the city, county or region."* The Master Plan serves to guide growth and development decisions over the next 5 to 10 years by providing analysis, recommendations, and proposals for the development of the community in terms of rational, economic growth and development, services, facilities, transportation network, land use and recreational opportunities. The Plan is a living document, which is reviewed and amended from time to time and may be comprehensively updated as the community's needs change. Each chapter contains Goals and policies that have been identified, along with specific objectives and policies. These Goals and objectives are based on public input.

PLAN ORGANIZATION

The Master Plan is divided into various subject matters as described in the Nevada Revised Statutes (NRS) 278.160. Each chapter addresses one or more of the major planning topics relevant to our community and consistent with the requirements for planning policy as described in the NRS. Goals, objectives, and policies are defined as follows:

A **GOAL** is a concise statement describing a condition to be achieved. It does not suggest specific actions but identifies a desired outcome or condition.

An **OBJECTIVE** is an achievable step toward the GOAL. Progress towards an objective can be measured and is generally time dependent.

A **POLICY** is a specific statement, derived from Goals and objectives, to guide decision-making.

The Master Plan is a policy document. It does not implement or regulate land uses; therefore, a Master Plan is not a zoning tool it is a document that provides guidance for the regulation of land use. Many of the Goals, objectives and policies are carried out through the zoning ordinance amendments that follow which serves to implement the Master Plan. The benefits for having an updated plan include:

1. Consistency in decision making – the plan provides decision makers with a constant point of reference for land use related actions.

2. Achieve predictability – the plan describes where and what type of development the community desires. This information helps individuals to coordinate the purchase and use of property consistent with community Goals.

3. Prudent use of resources – the plan includes information from the various Nye County Departments, and other county-provided public services related to land development. Such information can be used to direct the location of facilities, services, and road improvements.

4. Preserve community character – the plan describes the communities' ideals for the future and establishes its existing and intended patterns of growth by identifying what is important and what should be protected.

5. Produce positive economic development – planning helps existing residents and businesses better predict the future development of an area by lending a level of stability for investment to take place.

6. Address potential impacts – planning assists in assessing impacts from a major project such as the proposed development of a high-level nuclear waste repository at Yucca Mountain.

To make sure that the Plan is a relevant guide for the community, it should be flexible and dynamic. It must be able to respond to change as well as guide it. It should be reviewed for compatibility with the community's Goals every 5 years to keep the document current. This review process should be initiated by the Pahrump Regional Planning Commission with the help of the Nye County Planning Department.

Future development applications and County decisions relating to land use, transportation, acquisition of land and major capital improvements should be measured against the adopted Master Plan to see if they are generally consistent with the overall intent and policies of the Plan.

PAHRUMP REGIONAL PLANNING COMMISSION RESOLUTION NO. 2023-14

A RESOLUTION ADOPTING AND CERTIFYING THE 2023 UPDATE OF THE PAHRUMP REGIONAL PLANNING DISTRICT MASTER PLAN

WHEREAS, the Pahrump Regional Planning Commission and the Nye County Board of County Commissioners (BOARD) initiated an update of the 2014 Master Plan document pursuant to Nye County Resolution 2014-08; and

WHEREAS, the Pahrump Regional Planning Commission in accordance with Nevada Revised Statutes (NRS) 278.150 to 278.210, inclusive, and with the assistance of the residents of the Pahrump Regional Planning District, the Nye County Planning Department, the Natural Resources and Federal Lands Office, the Nye County Public Works Department, and with much public input have worked toward updating the 2023 Pahrump Regional Master Plan Update; and

WHEREAS, the Pahrump Regional Planning Commission, after holding a Public Hearing on May 10th, 2023, pursuant to NRS 278.210 and after hearing public comment on the document, the Pahrump Regional Planning Commission elected to adopt, via Resolution 2023-14, the:

2023 Update of the Pahrump Regional Planning District Master Plan dated May 10th, 2023; and

WHEREAS, the vote upon the adoption of the 2023 Update of the Pahrump Regional Planning District Master Plan was carried by the affirmative votes of not less than two thirds of the total membership of the Pahrump Regional Planning Commission as follows:

AYES: Beth Lee, Debra Hayden, Gina Meredith, John Koenig, Pamela Tyler, Robert Blackstock, and Walt Turner

NAYES: None

ABSTAINES: None

ABSENT: None

NOW THEREFORE, BE IT RESOLVED, that the attached copy of the 2023 Update of the Pahrump Regional Planning District Master Plan, which includes the following sections:

Executive Summary. Community Profile. Community Design. Public Buildings. Services and Facilities. Land Use Plan. Conservation Plan. Transportation Streets and Highways Plan. and Recreation Plan

Along with the map figures. charts. tables. diagrams. and other descriptive matter. is hereby adopted. attested. and certified as the 2023 Update of the Pahrump Regional Planning District Master Plan dated May 10th. 2023. and that each of the attached materials contains the identifying signatures of the Chairperson and Secretary clerk of the Pahrump Regional Planning Commission. That this 2023 Update of the Pahrump Regional Planning District Master Plan is hereby adopted by the Pahrump Regional Planning Commission and is declared to be established to conserve and promote the public health. safety. and general welfare of the residents of the Pahrump Regional Planning District.

IT IS FURTHER RESOLVED that the Nye County Planning Department present the 2023 Update of the Pahrump Regional Planning District Master Plan to the Nye County Board of County Commissioners for their consideration in accordance with NRS 278.220.

DATED this 10th Day of May 2023.

PAHRUMP REGIONAL PLANNING COMMISSION:

Elizabeth Lee, Chairperson

ATTEST:

Gina Meredith, Secretary/Clerk

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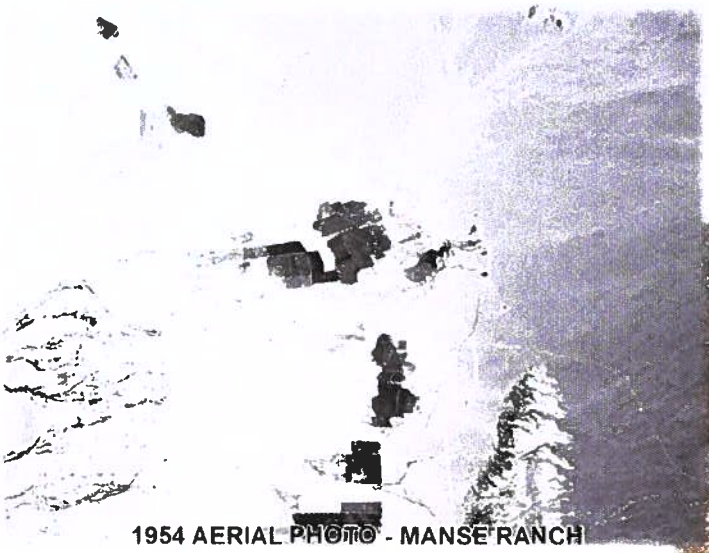
CHAPTER ONE

Community Profile



1954 AERIAL PHOTO - MANSE RANCH

INTRODUCTION

This section provides an overview of the history and existing conditions of the Pahrump Regional Planning District focusing primarily on Estimates from the Nevada State Demographer and Nevada Department of Taxation data for socio-economic and demographic information.

A BRIEF HISTORY OF PAHRUMP

The name "Pahrump" is derived from the Southern Paiutes who inhabited the Pahrump Valley centuries ago. The term "Pah" means water and "Rimpi" means stone or rock. It is believed that natural artesian springs once flowed generously, thus giving Pahrump its name. A century ago, settlers arrived and began farming the valley, with its fertile lands and abundance of water. According to Harry "Button" Ford, a long-time valley citizen, in an article published in the Pahrump Valley Magazine in 2002, even the Anasazi Indians were in the Pahrump Valley due to the availability of water.

Chief Tecopa, before 1904.
Source: www.delightshotsprings.com

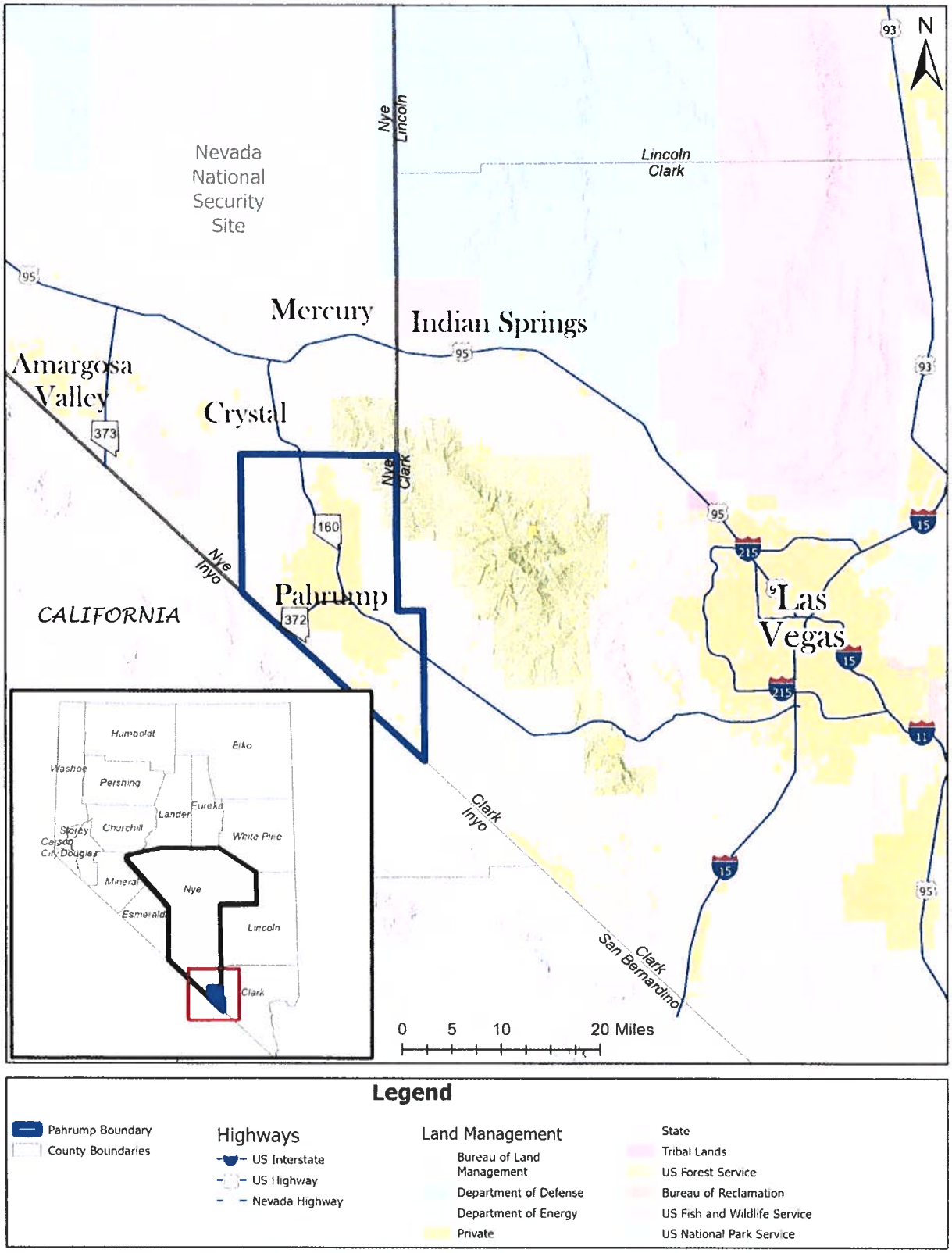
Chief Tecopa (1815-1906) was known as a peacemaker of the Southern Paiute Tribe and worked to maintain peace with the white settlers in the region. In the 1840's, Chief Tecopa and his warriors battled for three days against Kit Carson and John C. Fremont at Resting Springs. He wore a silk top hat and a bright red suit with a gold braid. He was buried with his son and grandson at the Chief Tecopa Cemetery here in Pahrump.[ii]

The Old Spanish Trail crossed the Pahrump Valley between 1830 and 1848, to connect the trade route linking Santa Fe, New Mexico and Los Angeles, California. The trail facilitated trade between the states, allowing wool, spices, and the exchange of ideas to spread west across the United States. Most of the trail through the Pahrump Valley is on land managed by the Bureau of Land Management (BLM). On Dec. 4, 2002, President George W. Bush signed S-1946 - *The Old Spanish Trail Recognition Act*, into law. The bill officially designated the trail as a National Historic Trail, placing it among only 20 trails that have received national recognition by Congress since 1968.

According to Robert McCracken's book, *Pahrump: A Valley Waiting to Become a City*, Pahrump's modern history begins around 1917, with the arrival of the Pahrump Valley Company, owners of the Pahrump Ranch. It was the tradition of farming that helped to develop Pahrump into the community it is today. With artesian springs and agriculture in the fertile valley, the Town of Pahrump must have been an oasis in the hot, dry, Nevada desert.

Dating back to the late 1940's, cotton was king of Pahrump. With the Hafen and Harris families arriving to pursue a farming career, cotton became the backbone of local industry. However, little evidence of that history remains. The old store near the Pahrump Ranch, the Lois Kellogg grain mill near Manse Ranch, and the Little Red School House, which was moved to Pahrump from Ash Meadows in 1945, are the few remnants of days past and are now located in the Pahrump Museum.

Figure 1.1: Regional Map



Population demographic and housing characteristics

Data referenced in this section was obtained primarily from the following sources;

Estimates from NV State Demographer and the NV Department of Taxation, the American Community Survey (ACS) seven-year survey, from 2014 through 2021, the Nye County Planning Department Population Estimates and the Nye County Assessor's Office Certified Housing Unit Counts.

State Population Growth

The State of Nevada continues to experience population growth. In 1999, the U.S. News listed Nevada as the 2nd fastest growing state in the United States, increasing to a population of 3.08 million – an increase of the State's population by 388,303 persons, for a growth rate of approximately 1.75%. In fact, Nevada's growth rate during this time period was significantly higher than the next closest state, Arizona, followed by Utah, Idaho, Texas, and North Carolina. Nevada is the only state that has maintained a growth rate of 25.0% or greater for the last three decades. US News reports Americas fastest growing states in 2019. The table below compares Nevada with other states in terms of population. Based on estimated State populations, as of 2020, Nevada is the 32nd most populated state in the union according to the world population review.

Table 1.1: Fastest Growing States in the United States
Source: U.S. News

Ranking	State	Population (2020)	Increase (%)
1	Utah	3.2 million	18.37
2	Idaho	1.8 million	17.32
3	Texas	29 million	15.91
4	North Dakota	779,094	15.83
5	Nevada	3.1 million	14.96

County Population Growth

Between 2010 and 2021, Nye County experienced a 17.3% growth rate growing from an estimated 45,459 to over 49,289.

Pahrump Population Growth

The Nevada State Demographer tracks population statistics for the State, counties and towns including the Pahrump area. According to these statistics from the Nevada State Demographer and Nevada Department of Taxation, he estimated population of Pahrump was 37,796 in 2010, growing to 41,940 by 2021.

Table 1.2: Population Growth:

Pahrump Population Growth (2014 – 2021)			
End of Year	**Total Population**	**Population Change**	**Growth Rate**
2014	37,626	-	-
2015	38,482	856	2.22%
2016	38,238	-244	-0.63%
2017	39,023	785	2.05%
2018	40,473	1450	3.71%
2019	41,069	596	1.475%
2020	41,482	413	1%
2021	41,940	458	1.1%
5 Year Average		**688.60**	**1.765%**

Table source: Estimates from NV State Demographer, NV Department of Taxation

The U.S. Census remains the official population estimate used for all government purposes (grants, funding formulas, representation by elected officials, shares of federal funds, etc.). The U.S. Census population estimate for the Pahrump Community Designated Place (CDP) Table 1.2 is the official population estimate for the state of Nevada Demographer, even though the figures may be low. While natural increases can account for some of Pahrump's growth, in-migration from other counties in Nevada as well as other parts of the United States have contributed to Pahrump's growth.

Demographics

Male and female percentages are distributed equally between the genders. Much of Pahrump's population growth has been attributed to in-migration, particularly from retirees and snowbirds seeking a reprieve from the harsh winters in other parts of the United States, or those seeking a more rural environment than the cities they lived in previously. The community is a diverse group of people from all over the United States and the World.

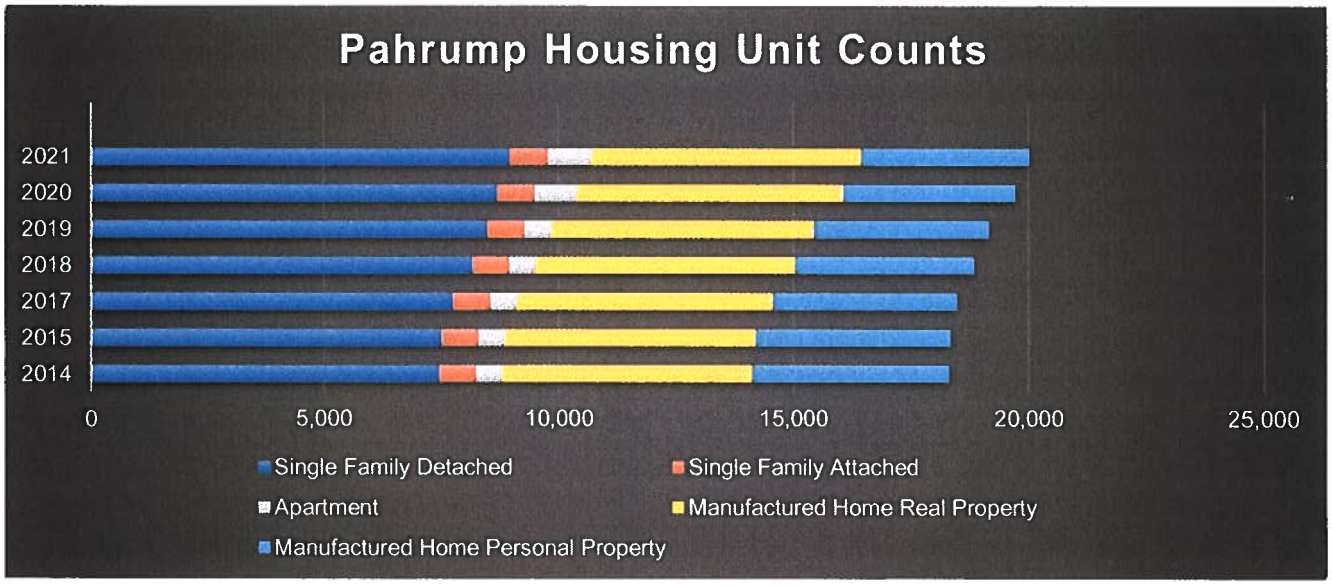
According to the 2021 American Community Survey (ACS), the median age of Pahrump residents is 53.9 years and persons 65 years of age and older comprise 31.6% of Pahrump's population. Persons 21 years and older make up 81.3%, persons under 18 comprise 16.9% of the population, while persons under 5 years of age account for 4.5% of the population.

Housing Characteristics

Housing growth has naturally followed population increases in the Pahrump Valley. Based on population estimates, Pahrump is the largest community in Nye County and is the 12th largest community in Nevada (according to homesnacks.net), including incorporated cities and CDP's. The housing needs in the community will evolve over time and the economy is expected to respond in-kind to diversify the type of housing stock to meet the changing life cycle needs of aging baby boomers and young families, as well as varying levels of household income. Realtor.com reports that the median home price in Pahrump is $399,900 and home appreciation over the past 12 months has been about 14.3%. Compared to the rest of the country, the cost of living in Pahrump is 0.9% lower than the U.S. average.

Housing construction has predominately consisted of single-family units, both custom homes on owner's lots and tract housing in planned communities. Depicted in Table 1.3 below are the numbers and the various types of housing units in the Pahrump Valley. The figures below include both owner-occupied, renter occupied and vacant housing structures.

Table 1.3 Pahrump Housing Unit Counts:
Table source: Nye County Assessor, 2022



Education in the Pahrump Valley

Pahrump Valley High serves nearly 1,350 students and is the only traditional high school in the valley. Rosemary Clarke Middle School serves about 950 students and is the only middle school in the Pahrump Valley. We are home to four elementary schools Floyd, Hafen, JG Johnson, and Manse. They serve between 400-500 students per campus.

There is a privately operated Christian School in Pahrump, as well as more than 230 home-schooled children. The PreK campus is located at Mt. Charleston Elementary and serves approximately 200 students. Pathways Innovative Education is a non-traditional online program that serves approximately 250 students each year.

The Nye County School District encompasses approximately 18,000 square miles and is also home to six four-day schools located in Amargosa Valley, Beatty, Duckwater, Gabbs, Round Mountain and Tonopah. Schools range in size from the 1,350 at PVHS to 15 students in the one-room schoolhouse in Duckwater.

More information on their website www.nye.k12.nv.us or by contacting the District Office.

Community partnerships offer opportunities to our students that they might not have considered.

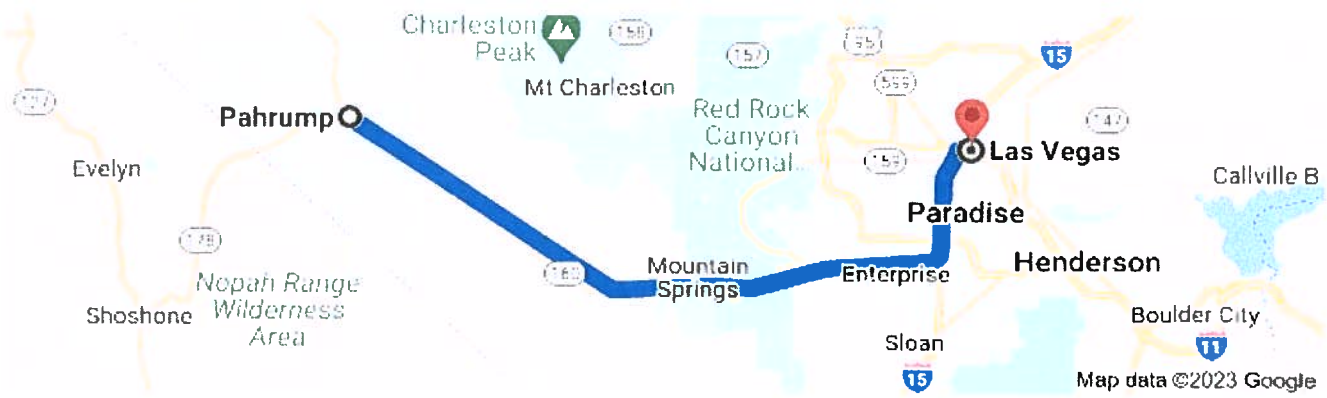
- Spring Mountain Motor Resort and Country Club provide internships for PVHS Automotive Technology students.
- Valley Electric Assoc. provides internships and work experience to students nearing graduation.
- Early Childhood students work with elementary students at J.G. Johnson Elementary.
- The NyE Communities Coalition provides students with workplace development, work-based learning, and provide the SAFE after school program.
- The Americorps program provides support to schools within the district.
- Each school has a variety of programs to include parents into their children's lives by:
  - Reading and Math nights
  - Holiday Festivals
  - Movie Nights
  - Informational workshops

Pahrump is the home of Great Basin College's (GBC) campus. GBC provides student-centered, post-secondary education to rural Nevada. Educational, cultural, and related economic needs of the multicounty service area are met through programs of university transfer, applied science and technology, business and industry partnerships, developmental education, community service, and student support services in conjunction with certificates and associate and select baccalaureate degrees. GBC has significantly expanded educational services in Pahrump.

The Pahrump campus is the center for GBC's educational offerings in Beatty, Gabbs, Round Mountain, Tonopah, and other communities throughout Nye County. The Pahrump facility is currently a single building located on the campus of the Pahrump Valley High School and is a joint use high tech center. The College is currently working with the Bureau of Land Management to obtain acreage to build a permanent college campus in Pahrump. GBC's spring 2010 Newsletter emphasized GBC's mission to provide diversification of rural Nevada's economy and how access to higher education is critical to the nation's upcoming workforce.

The Pahrump Master Gardener Volunteers maintain the Desert Demonstration Garden in the valley. The garden is free, open to the public and features landscape and fruit trees, shrubs, Mojave Desert suitable plants and seasonal vegetable beds. The University of Nevada Cooperative Extension "brings the university to you". UNR is known as the outreach college that *extends* knowledge from the University of Nevada – and other land-grant universities – to local communities to address critical needs. The Cooperative Extension is a federal-state-county partnership with 19 statewide offices and more than 200 personnel. With the help of volunteers – the Cooperative Extension conducts programs in agriculture for children, youth, and families; community development; health and nutrition; horticulture; and natural resources. Educational programs are developed based on local needs, sometimes in partnership with other agencies and volunteers.

PAHRUMP'S RELATIONSHIP TO LAS VEGAS, NEVADA



The Town of Pahrump is located in the southeast corner of Nye County and is 63 miles west of Las Vegas, NV and 45 miles south of the Nevada Security Site (NNSS, formerly known as the Nevada Test Site). The Town of Pahrump is approximately 40 miles long and 8-15 miles wide and is located within the Pahrump Regional Planning District (PRPD), an area of approximately 364 square miles.

Pahrump is the largest unincorporated town in Nye County. Nye County is the largest county in Nevada, and the third largest county in the lower 48 states in terms of land area with a total area of 18,147 square miles. Tonopah is the county seat and is located 165 miles north of Pahrump. The elevation of Pahrump ranges from 2,500 to 2,750 above sea level, and the town is situated in the valley between the Nopah Range and the Spring Mountains.

Pahrump and Las Vegas share similar histories and characteristics, both have arid desert climates – typical of the Mojave Desert in which both communities lie – with low annual precipitation, an abundance of sunshine year-round, and ties to the Paiute Indians. However, it was the Pahrump Valley that became the prime agricultural producing community in Southern Nevada. Meanwhile, Las Vegas became a commercial center, thriving off gaming, entertainment, and retail.

Many of the Pahrump residents work in Las Vegas and commute to their employment, contributing to what can be referred to as a "bedroom" community. Significant housing development occurred over the past decade due in part to the town's proximity to the Las Vegas Valley as the housing development community speculated that many people wanted to work in Las Vegas, but enjoy the lifestyle offered by a small town.

Current Community Issues

The Nevada Legislature passed SB150 in 2021 as a way to help mitigate the housing market crisis by requiring smaller towns and cities to designate zoning districts that could accommodate tiny houses. The law does not take effect until January 1, 2024, but the County has already begun to plan for the development within the community. The Pahrump Regional Planning Commission, in conjunction with the BOCC, is committed to looking for development approaches beyond the conventional dispersed land use patterns which prevails in the valley. They are using a range of strategies to pursue economic opportunities while maintaining the rural character that resident's value.

CHAPTER TWO

Community Design

INTRODUCTION

"We can never create a sense of community without giving our citizen's a sense of belonging." [iii]

The purpose of the Community Design Chapter is to establish standards to accentuate and improve upon the unique character and outstanding natural environmental setting that make Pahrump Valley a special place for residents, visitors, and new business opportunities. Physical development of the community can enhance or negatively affect the community character. Effective community design can achieve economic efficiency, community beautification, and civic pride.

NEVADA REVISED STATUTES (NRS 278.160.1.d.1)

Community design: Standards and principles governing the subdivision of land and suggestive patterns for community design and development.

COMMUNITY IMAGE

The Pahrump Valley is made up of many distinct neighborhoods, each of which has a unique set of population characteristics, lifestyles, and housing types. This chapter will focus on; preservation of the rural lifestyle, protections of views, vistas and dark night-time skies, use of appropriate building and landscape technique, improved commercial access and community gateways, better subdivision design standards focused on promoting health, safety, prosperity, security, and general welfare of the community.

This plan seeks to establish and maintain a positive community image by creating appropriate land use patterns, promote improved compatibility between adjacent land uses, promote pride in property and community, and take action to prevent blight and encourage investment in our community. Some standard questions to be addressed are:

- What are the various elements that combine to form a community image?
- Why is community image important?
- What is it that we like about a place?
- What makes us feel comfortable and take pride in our public spaces and buildings?

In creating a positive community, we must create places where there is a sense of identity and belonging. Attention to detail can make the difference between a place with no meaning to a place that attracts people, generates activity, economic well-being and is treasured and cared for by its citizens. The quality of our physical environment is recognized to have actual psychological and emotional impacts on us. There is a strong link between the design of a place and the extent to which it is cherished by its residents. Too often we think of good design as an "extra" or the icing on the cake, rather than functional and important part of how we build and use our environment. The way residents feel about their community has everything to do with community image. In the absence of walkable public places—streets, town squares, community centers, plazas, and parks – people are much less likely to meet, talk and become connected as a community.[iv]

Rural Preservation

Some of the most valued aspects of living in Pahrump are; fewer restrictions than in a more urbanized area. Keeping of livestock was acknowledged in the 2014 Master Plan Update as an indispensable aspect of living in Pahrump and continued to be important as this ideal continues to be strongly valued today along with privacy and space. According to www.USA.com the Pahrump population density is 2.36 people per square mile, which is much higher than the state average density of 24.98 people per square mile and is higher than the national average density of 82.73 people per square mile. Many people choose to live in Pahrump for the wide-open spaces, very large residential properties, the ability to raise livestock and the opportunity to explore the outdoors unencumbered by city traffic.

Preservation of our large to very-large lot rural neighborhoods will help to protect groundwater, preserve open spaces, views, and vistas. Although zoning is an important and useful tool for the continued preservation of rural areas, it is the subdivision regulations that can establish a more permanent mark on the landscape. Improved subdivision design guidelines can be used to encourage efficient land use patterns, discourage urban sprawl, and protect and preserve the rural environment. Living in a rural environment means that one is farther from services, such as police and fire, and schools. Roads may not be paved, maintained or in good condition

and emergency service response times may vary due to road conditions, weather, and inadequate posting of addresses.

Although rural living may include risks such as wells running dry or failed septic systems, many people in our community have evaluated the potential risks and prefer to live in a rural community. Community design Goals were established for this Master Plan update to remove development pressures that may threaten the rural lifestyle.

Water Supply/Demand

There is a strong correlation between land use planning and use of natural resources as evidenced by NRS 278.020. This statute states that land use plans that regulate and restrict the improvement of land must consider the total population which the available natural resources will support without unreasonable impairment of the natural resources, including water resources. Appropriately planned developments will use less water and have decreased infrastructure costs[v]. Population growth in the western United States has outpaced the rest of the nation and has placed an increasing strain on our limited water resources. According to the U. S. Drought Monitor[vi], the Pahrump Valley remains in a severe drought condition and the drought forecasts indicate that the drought will persist or intensify[vii]. This reality makes efficient use of our limited water resources crucial. "Easy" water has already been allocated and many western communities are now proposing to build expensive pipelines to capture ever more distant sources of water supply.

However, there is increased recognition that conservation, efficiency, and supply-side alternatives can play just as prominent a role as big water projects in meeting our future water demands.[viii] The Pahrump Regional Planning Commission, Board of County Commissioners, and the Nye County Water District have taken a leadership role in the incorporation of water-efficient development practices and integration of planning, land use and water supply. Ordinance 514, a water conservation ordinance for new construction was included in the Nye County Code and became effective June 5, 2017. This bill implements portions of Water Conservation Specifications outlined within the 2014 PRPD Master Plan Update and the 2015 version Pahrump Basin 162 Ground Water Management Plan[ix]. (NCC 17.04.740). Further discussion relating to water supply/demand will be within Chapter Six – Conservation Plan.

Community Business Development Areas and Neighborhood Centers

Residents participating in the 2020 Pahrump Master Plan Survey voiced strong concerns regarding the perception of the community and how to improve the town's image through the development of destination shopping areas, plazas, recreational areas, and civic centers. Residents would like to see more commercial growth in the Pahrump Valley and expand grocery and retail stores to the North and South ends of the community. Encouraging clean, light, and heavy industrial uses within an identified industrial park area was also a priority. Residents have a vision of greater diversity of new business growth along the Highway 160 & 372 corridors, where there is a common identity among the buildings. Out of the many shared ideas from the Community Assessment, "creation of a downtown area, provide more retail outlets, a movie theatre and food establishments", were some of the leading opinions suggested.[x] Statements such as those reflect an understanding and importance of the characteristics which define a "sense of place".

People develop a 'sense of place" and become connected to their community through shared experience and knowledge of a particular area, through understanding history, geography and geology of an area, its flora and fauna.[xi] Goals, objectives and policies were established to assist in strengthening those symbolic ties that emotionally attach us to our community. This chapter addresses usual amenities such as: pedestrian-oriented shopping, sidewalk cafes, outdoor events, public services, civic places and outdoor gathering spaces, incentivizing development that meets these Goals, objectives and policies should remain a primary community principle for years to come.

Community Gateways

Community Gateways are significant points of entry into a community. Gateways welcome visitors, residents, and the traveling public into the community. The entrances into our community should convey a sense of arrival, signaling the end of travel and the beginning of a new and different experience[xii]. In the Pahrump Regional Planning District, there are four primary vehicular gateways into Pahrump; north and south State Highway 160, State Road 372 on the west side, and west Bell Vista Road. NDOT completed the roundabouts at State Highways 160 and 372 and has proposed a new roundabout at the Manse Rd. and Highway 160 intersection. The gateways into a community should add interest and draw attention to the unique qualities of a community, since the spirit and pride of the citizens will quite often be judged based on the gateway into the community.

As citizens of the community, we pass through our community gateways frequently, and become unconscious of any blight that may have developed over time. The visitor, on the other hand, driving into town for the first time is immediately aware of any such problem[xiii]. Common gateway elements include informational kiosks, historic markers or landmark features, landscaping, public art, flagpoles, recognizable

logos, or other distinctive architectural elements. Designing and building gateways can enhance the sense of arrival to the community.

Streetscapes

Streetscape is the term used to describe the practice of designing roadways to enhance the experience of pedestrians, bicyclists, and motorists through the use of landscaping, color, texture, and shading elements. It can also be used to reflect the desired image for the community. Streetscape design typically includes landscaping with shade trees, sidewalks or paths, planters, convenient trash receptacles, pedestrian oriented lighting and signage, benches, informational kiosks, and planted medians. Public art is a valuable component of streetscape design.

Employing these design features creates a more pleasant street, in contrast to a stark and purely automobile-oriented corridor. Appropriate landscaping helps to soften the hardscape and make pedestrians feel more secure and safe, creates an edge to the street and can make local businesses more inviting places to visit. Data derived from the 2020 Pahrump Master Plan Survey would be the addition of more trees or landscaping in the public right-of-way or along highways and streets, to make the town more inviting to tourists and those living in the area.

Xeric Landscaping

Xeric landscaping means using "dry", or low water-use plants that are climate-adapted to the region. Xeriscaping can be lush and beautiful, saving time, water, and money. It can be confused with "zero-scaping" which uses mainly rocks, cactus and yucca, and can be hot and less interesting than a xeriscape garden. In the southwest, typically 60 to 90% of potable water drawn by single family residences is used for outdoor irrigation purposes. The use of xeric, native and drought tolerant plants is a most effective conservation measure towards reducing outdoor water consumption[xiv], as well as promoting community beautification.

As a result of the 2014 Master Plan update objectives and Goals, water conservation methods, watering restrictions and watering schedules for new construction were implemented within Ordinance 514. NCC 17.04.740 specifically prohibits the planting of salt cedar (tamarisk) bushes or trees and requires existing salt cedars of all sizes be removed from a property prior to development. This section of code also prohibits the planting of cool season grasses between May and August.

Dark Night Skies

Photo Courtesy of NASA.gov

Pahrump has long been recognized as having dark night skies, a valued attribute of the rural character of the community. Dark night skies are a declining resource, threatened by development and the effects of intrusive artificial lighting. Light pollution simply put is, "artificial light where it is not needed or wanted." Such unwanted lighting causes light trespass, glare, and sky glow which in turn disrupts natural systems that depend on dark nighttime skies. Studies indicate that more light does not reduce crime, however better lighting – such as fully shielded, downward lighting provides lighting where it is needed.

Objective E has been met through the adoption of Ordinance 552, adopted June 2019 to amend NCC 17.04.750 Lighting. The amendment established standards for exterior lighting in order to accomplish the following:

1. To protect against direct glare and excessive lighting;
2. To provide safe roadways for motorists, cyclists, and pedestrians;
3. To protect and reclaim the ability to view the night sky, and thereby help preserve the quality of life;
4. To prevent light trespass in all areas of the PRPD;
5. To promote efficient and cost-effective lighting;
6. To ensure that sufficient lighting can be provided where needed to promote safety and security;
7. To allow for flexibility in the style of lighting fixtures;
8. To provide lighting guidelines.

Signage & Billboards

Business signs are an important extension of commercial development. Signs announce the presence and location of a business. Without proper management, however, business signs can diminish the overall image of the commercial district and corridors[xv]. Uncontrolled signage creates visual clutter that is counter-productive to developing a healthy business climate. Sign size and appearance should not detract from a positive community image. As a result of the survey, residents are concerned about the multitude of old, abandoned signage along the Highway corridors. They detract from the beauty of the surrounding desert views and have

become a blight in the Pahrump Valley. The plan encourages creative designs that contribute to building an aesthetically appealing positive image of the community while effectively promoting commerce. New businesses in commercial areas are required to obtain a sign permit to ensure the architectural compatibility with the principal structure. In the event that a sign is destroyed the replacement must also be redesigned to meet the current standard of development.

Outdoor advertising, specifically billboards, provide businesses, community groups and other organizations with opportunities to inform travelers along the state highways about the various establishments and available services. However, billboards impact the visual quality of the highway because they obstruct views of scenic features and the natural landscape. According to Nevada Department of Transportation (NDOT), "existing outdoor advertising in a natural landscape setting has a significant negative effect on the visual quality of the state's highways".[xvi]

The visual impact of billboards on our rural landscape is much greater than the impact generated by billboards located in an urban area. Although Nye County has adopted the ability to regulate the location and type of billboard constructed within the PRPD, consideration should be given to strengthen design standards that address maintenance, height, size, spacing, location and lighting, as well as mitigating the cumulative effect of numerous billboards. Such standards can help to regulate the location of potential new billboards in a manner that the scenic impact of billboards is reduced. Many of the billboards in our community were erected prior to zoning standards and are considered to be non-conforming uses.

Division of Land Regulations

The subdivision process is an important element in the management of a community's growth and the impact of subdivision regulations is more permanent than zoning. The first division of land ordinance for Pahrump was adopted in 1998 and amended in 2004. However, by then thousands of lots had already been recorded, with the allocation of water rights significantly beyond estimates of available supply. The Division of Land ordinance established regulations governing maps of reversion, boundary line adjustments and divisions of land including, but not limited to, subdivisions, resubdivision, common interest communities, parcel maps, minor parcel maps, large parcel maps and any other division of land for any purpose whatsoever. This ordinance did much to advance health safety and welfare of the community by preventing subdivision via subsequent parceling without contributions to road development, impact mitigation or infrastructure. It also required

relinquishment of water rights to the State Engineer's Office for new parcels in order to balance the overallocation of water rights that had been issued.

The subdivision review process may be the only opportunity that a community has to ensure that a proposed new neighborhood is suited to its location. Failure to plan for the subdivision of land can exacerbate problems such as increased cost of extending utilities, traffic problems, overcrowded schools, and a loss of a sense of community.[xvii] In addition to the NV Division of Water Resources, NV Dept. of Environmental Protection, and the Public Utilities Commission reviewing tentative subdivision maps, the Dept. of Wildlife has been included in the process to evaluate the potential impacts to wildlife and wildlife habitats, pursuant to NRS 278.335.

Prior to approving a Land Use application, the Board of County Commissioners should be advised by staff of existing service levels and any needed infrastructure to support the proposal. The fiscal resources needed to meet the anticipated service demands resulting from approval of the proposed development should also be estimated. Projects that meet the threshold require a development agreement to ensure adequate service capacities. Ordinance 520 was adopted June 2017 to ensure that no subdivision map application shall be submitted that proposes to divide land into lots smaller than 20,000 net square feet, unless a Planned Unit Development (PUD) zoning overlay or a Development Agreement has been approved by the Board of County Commissioners.

Cluster or Open Space Subdivisions

Cluster development is a creative alternative subdivision pattern that can help maintain the rural and open character of land. By arranging the buildings allowed on a site so that they are "concentrated" on a portion of the site, the remainder of the site can be made available for active or passive open space. Cluster development separates lot size from density and allows the placement of homes on smaller lots than provided for by the gross density. Clustering provides a developer with greater flexibility to design around environmental or other on-site constraints without having to reduce the total number of developable lots while simultaneously protecting natural areas such as steep slopes, arroyos, or vegetated areas.

Clustering has the potential to increase available recreational areas and/or natural open space which helps to preserve rural character. The size, location and design of the clustered lots, and the number of home sites are influenced directly by water supply and sewage disposal requirements. In such a situation, community wells are often preferred because they can be located in the open space away from septic systems or community sewage disposal system to mitigate potential problems.

Low Impact Development

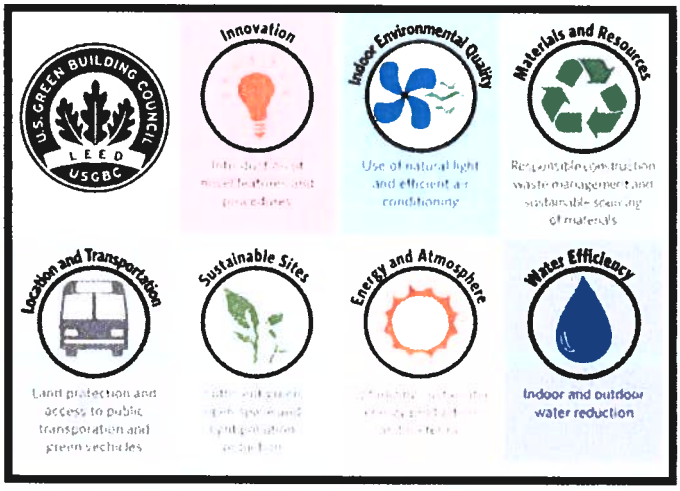
Low Impact Development (LID) employs principles such as preserving and recreating natural landscape features, minimizing impervious surfaces to create functional and appealing site drainage that treats storm water as a resource rather than a waste product. LID is an innovative approach to land development that works with nature to manage storm waters to better mimic the predevelopment hydrology of a site. LID can be applied to new developments or incorporated into existing development by offering incentives.

Natural Infrastructure

Natural infrastructure, so termed because soil and vegetation are used instead of "hard" infrastructure to store and treat storm water. Natural infrastructure can be used to reduce storm water discharges and help restore natural hydrology, improve water quality and watersheds.

LEED

The Leadership in Energy and Environmental Design (LEED) are voluntary standards for developing high-performance buildings and landscapes. LEED creates buildings and the sites around the buildings that are environmentally responsible, profitable, and healthy places to live and work. [xviii] LEED performance is evaluated on five environmental categories, one of which is *water efficiency.*



LEED is a point-based system administered by the U. S. Green Building Council, with points awarded for meeting the specific requirements for credit in a number of various categories such as; water-efficient landscaping, innovative wastewater technologies, reductions in water use. LEED-certified buildings are designed to lower operating costs and increase asset value, reduce waste, conserve energy and water, be healthier for occupants, and qualify for tax rebates, zoning allowances and other incentives.

Infill Development

Infill development is the development of vacant, underdeveloped, or underutilized sites, or the assembling of parcels within areas of a community where previously configured subdivision forms are no longer functional. The purpose of promoting infill development is to direct development where infrastructure currently exists as it applies to residential and commercial development. Policies that promote infill planning can bring economic vitality to our community. The Pahrump Regional Planning District encompasses approximately 364 square miles. It is not reasonable to expect that all of the PRPD can support urban-style development. Much of the land should be reserved for keeping of agricultural uses on parcels greater than one (1) acre, open spaces, and flood control facilities.

Infill should be promoted in the community where access to public services such as: transportation, schools, libraries, medical facilities, and shopping areas are available and such facilities can support the higher density and mix of uses. Located centrally in the community are thousands of platted lots that have remained undeveloped due to the lack of infrastructure. The central location creates large blocks of land that must be circumnavigated in order to connect utilities. The fiscal impacts on government services from inefficient land use patterns are significant.

Goals, policies, and objectives to promote infill and reduce regulatory barriers for developers in infill areas have been outlined in this chapter as well as in Land Use Chapter Four.

COMMUNITY DESIGN GOALS, OBJECTIVES, and POLICIES

The following Goals, Objectives, and Policies are proposed to implement the purposes of this Chapter.

Goal 1: Ensure that existing land use and future land use development plans for Pahrump are based on sustainable water resources.

Objective A: Protect lower density rural neighborhoods – and their low water usage – by increased use of the Master Plan Designation for Rural Density Residential (RDR) and compatible low density Zoning Districts.

Policy 1: Protect rural neighborhoods, where domestic livestock are allowed, from encroachment by urban-style developments and ensure that new development plans are compatible with existing rural low density land uses.

Policy 2: Existing density of development should be considered a major factor for all division of land proposals to ensure that existing private wells and septic systems can be maintained without major modification.

Objective B: Promote water-efficient development.

Policy 1: Incentivize higher density/intensity infill development within existing utility service areas where infrastructure exists or reasonably obtainable county provided services (roads, schools, etc.) exist.

Policy 2: Require drought tolerant landscaping for commercial, residential, multi-family, business, and industrial park developments, as well as within and along public rights-of-way in appropriate locations to enhance and beautify the streetscape.

Objective C: Implement land use planning that protect the land's natural ability to absorb, clean, and store stormwater by preserving existing natural features that perform stormwater management and infiltration functions by implementing cost-effective flood control facilities in areas most likely to suffer flood damage.

Policy 1: Encourage the use of cluster development, vegetated swales and other practices that reduce impervious surfaces and increase stormwater infiltration; for example, develop parking standards that reflect average and shared parking needs rather than maximum parking needs to avoid construction of excess parking spaces.

Policy 2: Promote a prioritized development of the community flood control plan that initially addresses critical areas of alluvial fan flooding.

Objective D: Promote the use of planning tools and activities that can reduce consumptive water use and eventually achieve an appropriate balance of water supply and demand for Pahrump Valley.

Policy 1: Density bonuses could be offered through a Development Agreement, only if the build-out scenarios show no adverse, cumulative impact on water quantity or quality.

Policy 2: Promote xeriscaping and discourage intensive water consumptive land uses.

Goal 2: Practice good urban design principles that foster local economic development and employment opportunities for Pahrump residents.

Objective A: Create one or more "Activity" center or areas composed of higher density residential development in combination with mixed-use development that generates commercial, civic, educational, recreational, entertainment, and other destination activities.

Policy 1: Promote the merits of complete streets, streetscape design standards as necessary components of a vibrant livable community.

Policy 2: Investigate any proposed development of Rural Reserve and prioritize areas with existing infrastructure in the PRPD. Establish incentives for appropriate development at suitable locations throughout the community.

Objective B: Evaluate and correct the current Master Plan to steer future development into areas with available existing utility service areas where infrastructure or reasonably obtainable county provided services (roads, schools, etc.) exist.

Policy 1: Encourage a balance between residential and commercial development.

Objective C: Continue to improve subdivision design standards that support cost-effective community development, by including consideration of necessary infrastructure costs and potential natural resource impacts such as water resources and flood control.

Policy 1: Fiscal impact analysis of development for new subdivisions should be undertaken, with considerations to include location specific infrastructure development costs (e.g., water, septic, roads, etc.). Cumulative impacts of many smaller land divisions should also be considered.

Policy 2: Improve lot configuration design criteria so that lot sizes and shapes are appropriate for the type of development and use contemplated while preserving or creating aesthetically pleasing community designs.

Objective D: Explore options that may be available to assist development of subdivisions due to the cost of utility extensions required for development.

Policy 1: Exploration of funding mechanisms to finance installation of lacking infrastructure (i.e. schools, roads, utilities, etc.)

Policy 2: Promote the consolidation of previously subdivided parcels into larger lots to re-establish the Rural character of areas of the PRPD where more dense development is not feasible due to the lack of infrastructure.

Goal 3: Promote development of a safe and efficient transportation system.

Objective A: Assure a safe transportation system throughout the PRPD with minimal congestion.

Policy 1: Promote coordination with NDOT for maintenance, improvements, and beautification of the primary highway corridors through Pahrump (Hwy 160 and 372).

Policy 2: Promote development of bike paths, walking trails around parks, linked hiking trails and, paths in the surrounding mountain areas, etc.

Policy 3: Create an interconnected system of accessible trails for Off Highway Vehicles (OHVs), equestrian, pedestrian, and bicyclists.

Policy 4: Ensure access to adjacent BLM lands by promoting public access easements of an appropriate width between the public rights-of –way to the public land.

Goal 4: Enhance the image of Pahrump as a place to live, work, and play.

Objective A: Mitigate the cumulative visual effects of billboards and off-premises signs through appropriate design standards, zoning, and code enforcement, especially at community gateways and along highway corridors.

Policy 1: Offer incentives to encourage more attractive design of signs.

Policy 2: Develop and enforce adequate permitting requirements relating to off-premises signs and billboards throughout the community.

Policy 3: Develop and support appropriate options for removal of signs with graffiti, abandoned or dilapidated signs including sunsetting grandfathered billboards over the next ten years.

Policy 4: Support RPC efforts to develop and implement good sign controls based on sound planning principles, public health, safety and welfare and community appearance.

Policy 5: Continue to require the removal of off-premises outdoor advertising structures as a condition of approval for new development taking place on the same property.

Objective B: Continue to enhance community gateways using streetscape improvements, public art, signage, landscaping, and other techniques to enhance and welcome residents, tourists, and other individuals to our community.

Policy 1: Encourage collaboration with the Nevada Department of Transportation to provide native landscaping and public art at community gateways and along the State Routes through the community.

Objective C: Continue to enhance landscaping and general appearance of public areas.

Policy 1: Promote beautification of the community through streetscape designs, gateway enhancements, and design requirements for town center areas.

Policy 2: Mitigate the cumulative visual effects of billboards and off-premises signs through zoning, code enforcement and design standards.

Objective D: Develop design standard code amendments that elevate community building design standards along main roadways appropriate for the community.

Policy 1: Integrate "best management practices" (BMPs) such as development bonuses for increased floor area ratios or increased residential densities based on additional community amenities proved by the developer.

Policy 2: Continue to promote LID and Green infrastructure designs and practices through the adoption of national standards and international code revisions.

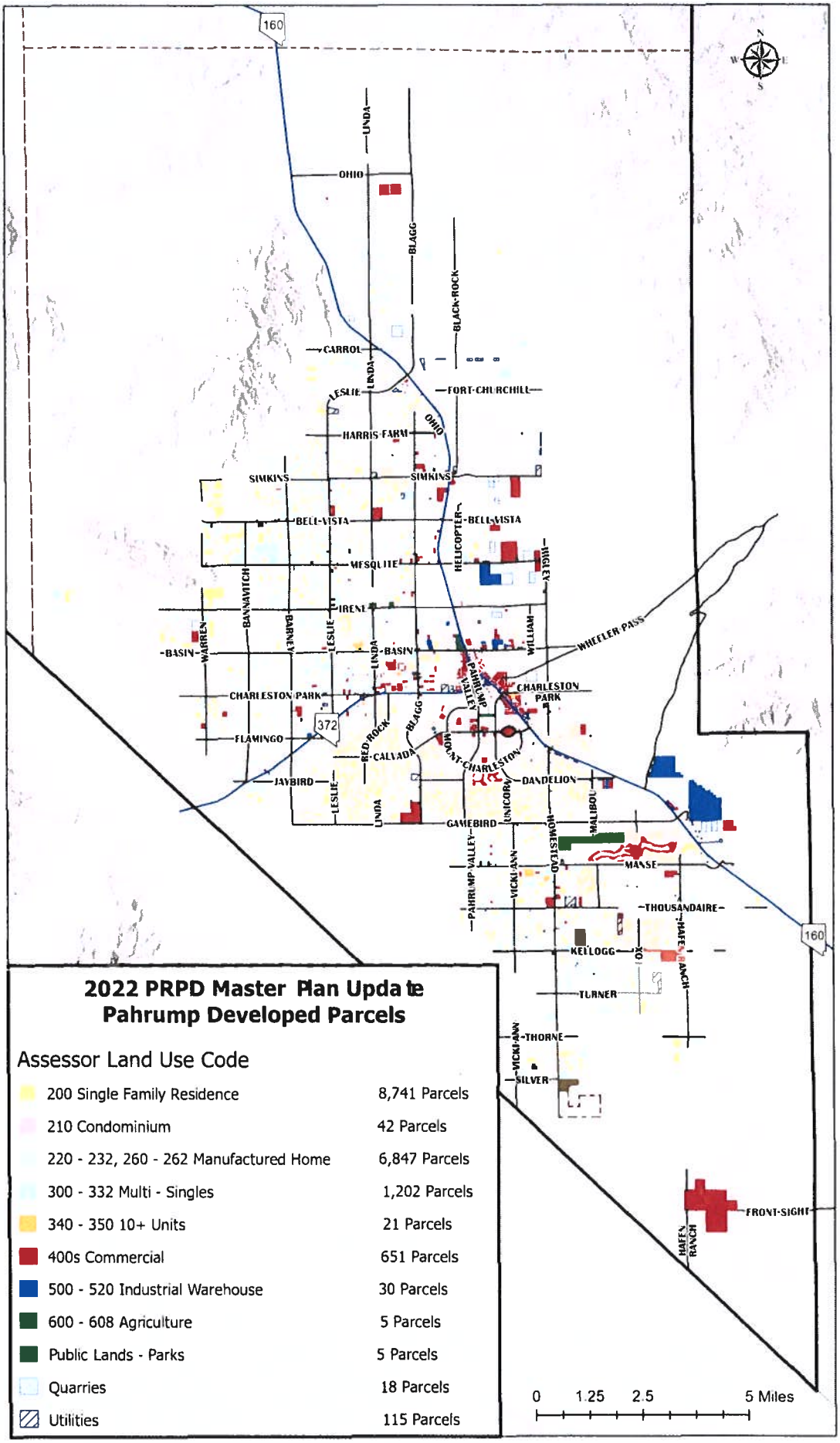
Policy 3: Require building designs that comply with architectural design standards that apply within the code and/or compatible with adjacent development so that it is harmonious with the surrounding area.

Objective E: Protect the scenic views and dark night skies of the Pahrump Valley.

Policy 1: Require the use of shielded source lighting to minimize glare and obtrusive light by limiting outdoor lighting that is misdirected, excessive or unnecessary.

Policy 2: Allow reasonable uses of outdoor lighting for nighttime safety, utility, security, and enjoyment while preserving the ambiance of the night.

Policy 3: Enhance current lighting code to ensure Dark Sky compliance with special consideration to residential development.


2022 PRPD Master Plan Update
Pahrump Developed Parcels
Assessor Land Use Code
200 Single Family Residence 8,741 Parcels
210 Condominium 42 Parcels
220 - 232, 260 - 262 Manufactured Home 6,847 Parcels
300 - 332 Multi - Singles 1,202 Parcels
340 - 350 10+ Units 21 Parcels
400s Commercial 651 Parcels
500 - 520 Industrial Warehouse 30 Parcels
600 - 608 Agriculture 5 Parcels
Public Lands - Parks 5 Parcels
Quarries 18 Parcels
Utilities 115 Parcels
0 1.25 2.5 5 Miles
160
372
OHIO
LINDA
BLAGG
BLACK ROCK
CARROL
LESLIE
FORT CHURCHILL
HARRIS FARM
SIMKINS
BELL VISTA
HELICOPTER
MESQUITE
HIGLEY
IRENE
BANNAVITCH
WARREN
BARNEY
BASIN
WILLIAM
WHEELER PASS
CHARLESTON PARK
PAHRUMP VALLEY
FLAMINGO
RED ROCK
CALLADE
MOUNT CHARLESTON
JAYBIRD
DANDELION
UNICORN
MALIBOU
GAMEBIRD
HOMESTEAD
MANSE
VICKI ANN
THOUSANDAIRE
HAFEN RANCH
KELLOGG
TURNER
THORNE
SILVER
FRONT SIGHT

CHAPTER THREE

Public Buildings, Services & Facilities

INTRODUCTION

"All you need is the plan, the road map, and the courage to press on to your destination." [xix]

In order to adequately provide for the health, safety, and welfare of the citizens of Pahrump, the community must develop a comprehensive and efficient approach to providing sewage, drainage, utilities, right-of-way easements, and facilities. Nye County will work towards ensuring those necessary community facilities and services will be available as growth occurs. Management and delivery of services and facilities should be progressive, creative, and cost-effective. Promoting infill development where infrastructure is available is one such method for optimizing existing infrastructure in a cost-effective manner.

NEVADA REVISED STATUTES (NRS 278.160) Subject Matter of the Master Plan states:

Public buildings. Showing locations and arrangement of civic centers and all other public buildings, including the architecture thereof and the landscape treatment of the grounds thereof.

Public services and facilities. Showing general plans for sewage, drainage and utilities, and rights-of-way, easements, and facilities thereof and the landscape treatment of the grounds thereof.

The Public Services and Facilities Chapter identifies and establishes the County's Goals, objectives, and policies relative to the provision of public infrastructure and services in Pahrump. Nye County is aware of the benefits of master planning and the effects it has on guiding the physical growth and development of the area, resident lifestyles, economic well-being, providing for balanced land uses, employment, open space, parks and recreation, and economic development within the Pahrump Regional Planning District (PRPD). The master plan is intended to be used as a tool to provide information and to serve as a guide to elected officials and other decision makers, existing and future residents, business owners, and developers of commercial, industrial, residential, and other facilities within the PRPD. The purpose of this section is to establish an official policy which includes, but is not limited to the following:

- Provides a coordinated system of infrastructure and public services to adequately serve the Pahrump Regional Planning District.
- Identifies standards for infrastructure and public services relative to population, land use intensity, and location criteria.
- Identifies desired courses of action or strategies, which provide the means to implement the community's infrastructure and public services policies.

Provide efficient and fiscally sound planning of the community's public buildings and services.
Future expansion of infrastructure, facilities and public services necessitated by population growth and economic development activities should be coordinated between Nye County, the Town of Pahrump, and private utility service providers to provide maximum benefit to all end users. The potential to utilize creative financing techniques in the provision of utility facilities and public services for economic development purposes should be evaluated. Adequate levels of public safety should be maintained commensurate with population growth and development activity.

PUBLIC BUILDINGS & SERVICES

Nye County Buildings and Grounds Department maintains over 185,484 square feet of building and office spaces in the PRPD. These buildings include office spaces, animal shelter, museum, detention, and jail facilities.

Nye County Government Complex

The "Calvada Eye" is a 33-acre parcel of land owned by Nye County, containing areas of turf, trees, Dog Park, trails, and ponds. This property is often referred to by area residents as "the Eye" due to the property's unusual form resembling the shape of an eye. This site is the location of a number of Nye County government office buildings, including County Administration, Town of Pahrump offices, County Commissioner's offices and meeting auditorium, Human Resources, Health, and Human Services and the Nye County Development Services Center for Planning, Building & Safety, Public Works.

The County government office complex is located close to the geographic center of the community, conveniently able to provide a wide variety of public services within walking distances of each other. Much of the 33-acre site is developed as park lands and is expected to continue to play an even greater part in providing community services, cultural activities, and recreational opportunities.

Law Enforcement Facilities

The Nye County Sheriff's office headquarters are located in Pahrump, with substations located in Beatty and in Tonopah. Command areas are divided into the North Area Command (Tonopah), Central Area Command (Beatty), and South Area Command (Pahrump). The Sheriff's Office services include Field Services (patrol), K-9 Unit, Volunteer Units, i.e., Sheriff's Auxiliary, Reserve Deputy Program, Search and Rescue, Cadet Program, Crime Prevention Information, and Animal Control.

Nye County Department of Emergency Management

The Nye County EMS department provides a variety of functions, including Local Emergency Planning Committee (LEPC), HazMat and Abatement Services such as bee and mosquito abatement. The department is responsible for carrying out all of the emergency functions through the four phases of emergency management: mitigation, preparedness, response, and recovery. The department is responsible for fire and HazMat training of the volunteer fire departments throughout the County, and for coordinating training and compliance for emergency medical services.

Pahrump Valley Fire & Rescue

The fire department serves a population of approximately 42,000 permanent and seasonal residents that reside in our various RV parks. This department provides Fire Suppression, HAZ Mat, Fire Prevention / Inspections, Technical Rescue and Advanced Life Support EMS Services to the Pahrump Valley. The fire department also has mutual aid agreements with Inyo and Clark counties to assist over the county and state lines when requested. Pahrump Valley Fire & Rescue has four stations around the Pahrump Valley complete with living quarters for on-duty personnel:

- **Main Station 1, 300 North Highway 160**

Station Response Operations: Type I Engines, 75' Tower Ladder, 3500-gallon Tender, Type III Brush Truck, Heavy Rescue and ALS Ambulances.

Apparatus Housed: Engines 1, 2 and 4, Tower Ladder 1, Tender 2, Brush 2, Rescue 15, HAZ Mat 1 and Medics 1 and 2.

Career Personnel Manning per 24-hour shift: 7-9

❖ Station 3, 3650 E. Kellogg Road

Station Response Operations: Type 1 Engine, Type III, and Type VI Brush, 3500-gallon Tender and an ALS Ambulance.

Apparatus Housed: Engine 11, Tender 3, Brush 1, Attack 1, and Medic 3.

Career Personnel Manning per 24-hour shift: 2

❖ Station 4, Bell Vista at Barney (previously known as Station 2)

Station Response Operations: Type I Engine, Reserve Type III Brush, and Reserve ARFF (aircraft rescue and firefighting apparatus) Engine and Reserve ALS Ambulances.

Apparatus Housed: Reserve Engine, ARFF Engine 52, Reserve Brush, and Medics.

Career Personnel Manning per 24-hour shift.

❖ Station 5, 461 East Harris Farm Road

Station Response Operations: Type 1 Engine, Type 2 Water Tender, Type VI Quick Attack, and an ALS Ambulance.

Apparatus Housed: Engine 5, Tender 5, Attack 2 and Medic 5.

Career Personnel Manning per 24-hour shift: 2

Details: Station 5 covers North Pahrump and provides mutual aid to Highway 95 including Crystal.

OTHER PUBLIC SERVICES PROVIDED IN THE PRPD

- **Health and Human Services**, 1981 E. Calvada Blvd. North, Ste 120: Nye County Health and Human Services offers many one-time services, including, but not limited to, rent and utility assistance, child-care assistance, food bank, and prescription and dental assistance. Through the Ryan White grant can assist those HIV/AIDS clients with transportation for medical appointments; gas vouchers for appointments and assistance to enroll in Ryan White Part A services. Susan G. Komen grant assists with diagnostic tests, transportation, and lodging for breast cancer treatment. A Supplemental Nutrition Program for Women, Infants, and Children (WIC) for supplemental foods, health care referrals, and nutrition education for low-income pregnant, breastfeeding, and non-breastfeeding postpartum women, and to infants and children up to age five who are found to be at nutritional risk.
- **Veterans Services**, 1981 E. Calvada Blvd.: The Veterans Service Officer has a comprehensive understanding of the problems that confront veterans and their dependents. The office serves Nye and Esmeralda Counties and are Nationally Certificated with seven service organizations to provide veteran services to those pursuing Veteran Benefits. The office offers aid in areas including, but not limited to, Disability Compensation/Service Connection, Non-Service-Connected Pension, Dependency and Indemnity Compensation, Death Pension, Burial benefits, Healthcare Applications, Vocational Rehabilitation, Education Benefits, Life Insurance, Home Loan Guarantees, Appeals, Ribbons, Medals, and more.
- **Public Administrator**, 250 N. Nevada Highway 160, Ste. 7: The Public Administrator is an elected Officer entrusted to oversee the administration of the estates of people deceased in Nye County who

have no qualified person willing or able to administer. In accordance with state law, the Nye County Public Administrator's Office must ensure that the property of a deceased person is safeguarded.

Please visit the Nye County Website to find more community resources available. www.nyecountynv.gov

WATER/WASTEWATER FACILITIES

The first well was drilled in Pahrump in 1910 – today there are over 11,000 domestic wells in the Pahrump Valley. The Pahrump Regional Planning District master plan has three major private utilities; Desert Utilities Inc., Pahrump Utility Company Inc. (PUCI) and Great Basin Water Company, who provide service to particular areas of the community. Each utility has a designated tariff which includes rules, rates, requirements, and other issues addressing the provision of services within their service territory.

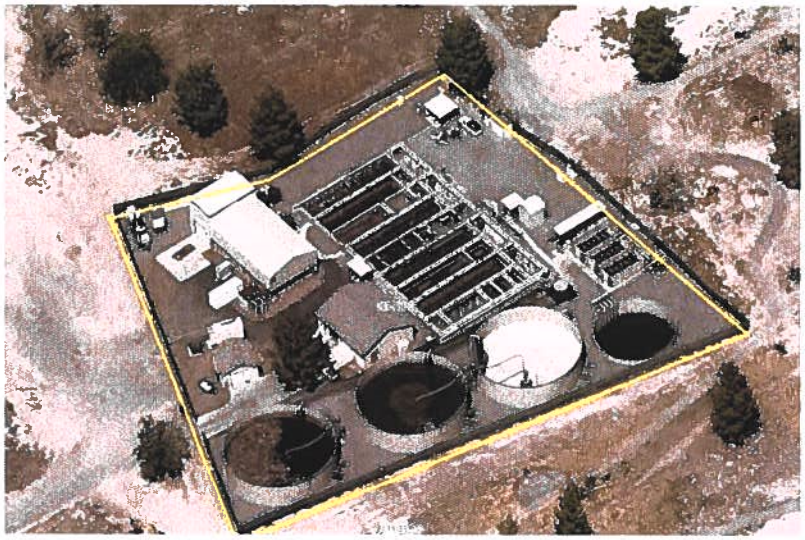


Photo: Utilities Inc. of Central Nevada's Wastewater Treatment Plant # 3.

Each service area has associated production wells, storage facilities, and distribution mains along with associated sewer collection and treatment facilities. Additional information for each of the utility service territories can be found on the State of Nevada Public Utilities commission website, or by contacting each of the utility companies. Existing treatment facilities range from a septic type of system to a sequencing batch reactor sewage treatment plant reusing the treated effluent for golf course irrigation and effluent storage in golf course lakes. It is anticipated that new developments in areas that are designated Rural Density residential will never be a part of a centralized water system and will instead continue to be serviced by domestic wells and individual sewage disposal systems (ISDS).

PUBLIC BUILDINGS, SERVICES & FACILITIES GOALS, OBJECTIVES, and POLICIES

Goal 1: Continue to develop the Calvada Eye as a focal point of the community in a campus like mixed use office/retail manner.

Objective A: Integrate useable outdoor spaces into site design, by way of courtyards, outdoor seating, by providing shading and sheltered spaces.

Policy 1: Provide attractive outdoor spaces through the use of public amenities such as; benches, drinking fountains, trash receptacles, kiosks, awnings, and rest areas.

Policy 2: Create interior and exterior spaces that promote interactions between residents and visitors.

Policy 3: Create walking paths and utilize a portion of vacant space for a dog park and covered playground for residents that live in the apartments nearby.

Goal 2: Nye County government buildings should be high performing buildings and grounds that use energy and water efficiently and contribute to improving the quality of the built environment.

Objective A: Continue to modernize and upgrade existing facilities to keep older buildings functioning at a high level of performance.

Policy 1: Use photovoltaic arrays to provide covered parking areas and generate power for County buildings.

Objective B: Drought tolerant and xeric landscaping should be the primary choice used to landscape the Nye County government buildings.

Objective C: Develop architecturally stimulating and flexible space for a variety of community public services.

Policy 1: Provide facilities that are flexible and adaptable in order to meet changing community needs.

Goal 3: Co-locate offices of similar purposes to provide streamlined government services.

CHAPTER FOUR

Land Use Plan

INTRODUCTION

"Make no little plans; they have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work." – Daniel H. Burnham, Architect (1846-1912)

This section is intended to help guide growth and development in the Pahrump Regional Planning District (PRPD) in a manner that will minimize fiscal impacts of providing services and improve the quality of life and standard of living for the residents of the PRPD.

NEVADA REVISED STATUTES (NRS 278.160)

Land use plan. An inventory and classification of types of natural land and of existing land cover and uses, and comprehensive plans for the most desirable utilization of land. The land use plan

(1) Must address, if applicable:

(I) Mixed-use development, transit-oriented development, master-planned communities, and gaming enterprise districts; and

(II) The coordination and compatibility of land uses with any military installation in the city, county, or region, taking into account the location, purpose, and stated mission of the military installation.

(2) May include a provision concerning the acquisition and use of land that is under federal management within the city, county or region, including, without limitation, a plan or statement of policy prepared pursuant to NRS 321.7355.[xx]

PLANNING HISTORY IN PAHRUMP VALLEY

"Once the Pahrump Valley became settled by European descendants, the use of land consisted of agricultural activities and associated residential uses. The predominance of land was dedicated to cotton and feed crops. Natural springs in the valley provided dependable sources of water, which helped create one of Nevada's largest agricultural areas. Today, agriculture on a large scale is virtually absent from the valley"[xxi].

The first subdivisions began in the early 1960's when a group of Los Angeles lawyers, purchased large parcels, created "paper[xxii]" subdivisions and "sold lots by the hundreds. Soon after, valley residents subdivided an additional several hundred acres. In the early 1970's the Preferred Equities Corporation (PEC), purchased a large tract of land known as the Pahrump Ranch, from local resident and farmer - Walt Williams and began development of Pahrump, subdividing the land, building a professional golf course, community library, roads and installing water and sewer into some areas. PEC sold thousands of lots to individual owners with promises of roads and infrastructure (water, sewer, and parks)"[xxiii]. "Today, there are scores of parcels that cannot be developed until water and sewer services are extended to such areas"[xxiv].

Land development and land uses remained unrestricted in the Pahrump Valley until the late 1990's with regulations allowing property owners to split parcels of land without contribution to the development of roads, county provided services or other infrastructure. Once the acreages were parceled down to "one-acre gross", the serial divisions stopped due to State regulations (NAC 444.790), that requires a minimum of one-acre gross for the installation of a domestic well and an individual sewage disposal system (ISDS). These large lot subdivisions were very easy to develop, and developers avoided significant infrastructure costs. Recent code changes by the BOCC have placed a parcel size requirement (no parcel map application will be accepted for processing if the existing parcel is less than ten (10) gross acres in size), coupled with additional dedication of water-rights.

On May 7th, 1996, Ordinance 189 became effective and created Title 16.24, Pahrump Regional Planning District (or PRPD) and the Pahrump Regional Planning Commission (or PRPC) to carry out the provisions of NRS 278.010 thru 278.630 and to act on planning-related matters with specific authority by the Board of County Commissioners in section 16.24.030.C. The PRPC included seven members, each of whom must reside in the PRPD, and were appointed by the BOCC. With the creation of Title 16.24, the PRPC were tasked with crafting a Master Plan, in accordance with NRS 278.150 thru 278.210. The PRPC was given authority to grant zoning

variances, special use permits, parcel maps, tentative and final subdivision maps, maps of reversion, and abandonment of streets. Title 17.04 only pertains to the Pahrump Valley, outlying communities in Nye County do not have zoning but are required to comply with Title 15.12 Flood Damage Prevention requirements for construction.

In 1998 Nye County created the Pahrump Building and Safety department and required permits for all new construction. On September 1, 2000, Ordinance 229 established title 17.04, "Zoning and Conditional Use Permits within the Pahrump Regional Planning District". The purpose of the ordinance was to preserve the quality of air and water resources, promote the conservation of open space and protection of natural resources from unreasonable impairment, to protect life and property in areas subject to floods and other natural disasters, and to ensure the development of an adequate supply of affordable housing for the community. It was the intent of the Board of County Commissioners that these regulations be applied with reasonable consideration given to the character of the community and encourage the most appropriate land use throughout the PRPD.

Prior to Ord. 229, the lack of zoning posed two distinct problems; first, banks were less likely to extend loans for commercial or residential development without zoning and second, the OU classification did little to protect property values or from conflicting land uses".[xxv] Land use conflicts coupled with exponential growth and escalating land values in the Pahrump area drove the formulation and eventual adoption of the 2003 Master Plan Update for the Pahrump Regional Planning District. Amendment of the Zoning Code, followed in 2004 which expanded the zoning categories and applied zoning to the land.

The 2003 Master Plan Update established close to 20 land use categories. Many of these were narrowly defined, single use, provided limited flexibility in terms of land use application and created confusion between the Master Plan and Zoning, since the terms used to identify both master plan designation and zoning were identical. The direction taken by the planners with regard to the 2014 plan update was to simplify the Master Plan designations, increase plan flexibility, and promote a more efficient pattern of development, preserve rural areas, and recognize water supply and quality issues as paramount in terms of land use planning. The GOAL of the 2023 update is to review the Goals, objectives, and policies to determine what Goals have been reached and what Goals remain.

GROWTH IN THE PAHRUMP VALLEY

According to the U.S. Bureau of Census, the 1980 population of Pahrump was 3,311 persons. Since 1980, Pahrump's population has risen to over 44,738 people. During the early 2000's, the national housing bubble created one of the worst economic downturns in the United States since the Great Depression and Pahrump was deeply affected by the recession. Pahrump experienced unemployment, population loss, declining housing values, and increasing demands for social services with fewer dollars to pay for them. Pahrump's economy along with national and local economies contracted.

The community was hit hard again during the 2020 Pandemic with job loss as the country was shut down. While the physical offices were closed, building permits, land division maps and zoning applications did not cease. BOCC and PRPC meetings were held online and applications were processed while staff worked from home. Applications for single family residences, accessory structures, pools/spas are received through the application portal daily and are reviewed by the Planning Department and Building Safety Department. Current commercial projects reviewed under Site Development include Chipotle, Circle K, Meineke and Silverton Hotel & Casino.

ACCOMMODATING FUTURE GROWTH

In order to provide necessary community services, growth and development must be directed to appropriate locations in order to coordinate county-provided services. The PRPD has a substantial amount of undeveloped, privately owned, land that would only be suitable for development if infrastructure was available. There are large tracts of undeveloped land located in all quadrants of the PRPD offering good opportunities for all types of development, however, buyers are encouraged to do their due diligence and research proposed parcels for access to required utilities prior to purchase. The acreages allotted within each designation are substantial and are estimated below.

Table 4.1: Information provided by L. Haux, Mapping Administrator, Nye County Assessor's Office

2023 Master Plan Designation	Allotted Acreages
Rural Density Residential	59,662 ac.
Low Density Residential	3,094 ac.
High Density Residential	1,404 ac.
Rural Development Area	440 ac.
Community Development Area	4,729 ac.
Special Plan of Development	7,281 ac.
Rural Industrial Area	572 ac.
Business Industrial Area	1,979 ac.
Open Space, Parks, and Recreation	1,070 ac.

LAND USE CONSIDERATIONS

The Regional Planning Commission in conjunction with the BOCC are committed to development approaches beyond the conventional land use patterns that make it difficult for the Town and County to meet fiscal, social, public health, and environmental Goals by using a range of strategies to pursue economic opportunities while maintaining the rural character that resident's value.

LAND USE CHALLENGES

Legal Non-Conforming Uses and Nuisance

Land use conflicts are common in Pahrump, due in part to the lack of zoning regulations up until 2000 and because zoning categories where used were implemented incrementally. Some of the most common land use conflicts are industrial business activities adjacent to residential areas or sexually oriented businesses (SOB) located within proximity to community uses. Conflicting land uses can have extensive negative effects on economic development. The term "grandfathering" is an archaic and derogatory term that has been changed to "legal non-conforming" to refer to lawfully pre-existing nonconforming uses of land.

Nuisances are unreasonable or illegal use of land by a person on their own property in ways that adversely affect the health, safety, or welfare of the public by injuring the rights of others. Nuisance is based on the principle that no one has the right to use property in a manner such as to injure a neighbor or the community.

Goals and policies related to incentives to manage land use conflicts and nuisances are outlined within the Land Use Plan.

Land Use Management

Zoning, Codes, Covenants and Restrictions (CC&R's) and Deed Restrictions are various types of governing documents that dictate how real property may be used.

Zoning is the tool used to implement the master plan. Zoning categories place development regulations and restrictions on land by local government. It is the most common form of land-use regulation and is typically established on separation of incompatible uses in order to protect and ensure the character of a planning area, neighborhood, or community. Zoning may be use-based or it may regulate the form-base of development or light and space design.

Form-Based Codes are an alternative to conventional zoning techniques and may prove to be more suited to the PRPD as opposed to segregation or separation of land uses. The form-based code addresses the relationship between building facades and the public realm, the form and building mass in relation to one another and to the scale of the neighborhood, and streetsxxvi, as opposed to merely separating the various categories of land uses.

Codes, Covenants and Restrictions (CC& R's) are private regulations that are implemented and administered through a private homeowner's association (HOA). Restrictive covenants (i.e.: Deed restrictions) are legal limitations on the use of private propertyxxvii. Various means of private land use restrictions were placed on some of the parcels and subdivisions throughout the PRPD.

Goals and policies related to improving land management are outlined within the Land Use Plan.

Strip Zoning

Many of the two State Routes (160 and 372) in the community were planned and zoned for commercial activities. The commercial designations were established apart from the physical layout and subdivision design. Much of the land adjacent to either roadway had originally been platted as single or multiple family residential lots backing up to the highways. In recent years, developers have oriented commercial buildings to the front and access onto the highway. Overlay zoning is one tool that the community can use to supplement the underlying regulations to address the particular strip corridor issues. Goals objectives and policies to create commercial nodes at secondary and arterial streets is encouraged to mitigate the negative impacts of strip zoning that generate large volumes of traffic, partly as a result of people driving from one store to another.

Large-Lot Preservation

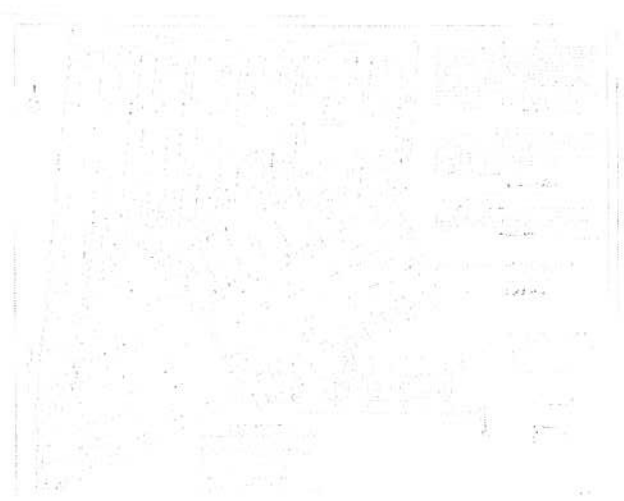
In order to maintain the rural characteristics of the community, Goals, policies, and objectives are established to protect areas of large parcels by implementing appropriate large-lot zoning. The purpose of such standards would be to accommodate the residential/agricultural/livestock uses and lifestyle at very-low densities that characterize the rural heritage of Pahrump, while protecting rural residential communities from encroachment by more dense development patterns. Goals and policies related to developing protections to identify and preserve the rural neighborhoods are outlined within this Land Use Plan.

Premature and Obsolete Land Subdivisions

"Premature land subdivisions occur when a landowner subdivides a parcel of land into lots for sale far in advance of the market for those lots. In many cases, the landowner does not intend to actually build anything on the subdivided lots, but merely to enhance the value of the land and then to sell the lots to a land developer or to individual lot buyers."xxviii Premature subdivisions are of concern to local government for a couple of reasons:

1. Land Use Commitments. Premature subdivisions tend to commit land to a development pattern long before those decisions should have been made, such as lots created within a regulatory flood hazard area. The fact that the lots have been platted and sold makes such subdivisions much more difficult to manage today.[xxix]
2. Servicing Costs[xxx]. In many instances in the Pahrump Valley, early land development did not include on-site or off-site infrastructure – providing such infrastructure at today's costs, coupled with the costs of providing police, fire, emergency medical and social services to the widespread subdivisions, the property taxes collected do not cover the costs of providing these services.

"Obsolete subdivisions are a more difficult subset of premature subdivisions, because they were created before local government had modern subdivision standards in place"[xxxi]. Image below is an obsolete subdivision.



Subdivision Improvement Agreements are required prior to a final subdivision map being signed off for approval to ensure that all required improvements meet County standards and are free and clear of all liens and encumbrances. They were implemented into Title 16.25 Subdivisions in 1998 by Ordinance 215 and 16.28.370 was updated in 2001 under Ordinance 236.

Infill Development

This update of the Master Plan proposes goals, objectives and policies that would refine the impact fee regulations, to reflect the actual impacts of development more accurately on the community. New construction in outlying areas, for example, often requires the extension of new roads, additional maintenance for the added miles traveled for other county provided services (such as school bus transportation). In contrast, infill development may require minor improvement to existing facilities – rather than the more expensive construction

of new facilities — or developing in areas with excess service capacity, which may not require any new public infrastructure investments at all.

To recognize this differential impact, and encourage investment in developed areas, some communities establish infill areas where impact fees are reduced or waived.xxxii By varying impact fees, the PRPD can promote location-efficient development and affordable housing. Infill development benefits the community through cost effective provision of services. Growth through infill development is a key principle to ensure that growth is properly managed and directed into areas where county services can be provided at minimal impact on taxpayers. Goals and policies related to incentives for Infill development are outlined within this Land Use Plan.

Flood Prone/Soils & Land Suitability Analysis

Land suitability analysis involves the application of criteria to the landscape to assess where land is most and least suitable for development of structures and infrastructure.

- Environmentally sensitive areas
- Flood prone areas
- Slope and topography
- Certain soil types

Goals and policies related to flood safety and developing within a flood prone area are outlined within this chapter.

Water Availability

This topic is covered extensively in the Conservation/Chapter Six of this document, but as water and its availability is key to the vitality of this community this topic is crucial to the Future Land Use Plan.

There is increasing concern about the availability of water in the Pahrump Valley especially in regard to land use decisions. Acknowledging that water is a limited resource and a resource to be understood and studied is an integral step towards making sound land-use decisions. Goals, objectives, and policies are outlined in this Land Use Chapter to assure that future land use decisions are predicated upon water availability.

Capital Improvement Funding Sourcesxxxiii

For the county to fund the necessary expansion of facilities over the next several years, the county will need to consider alternative funding sources in addition to those in current use. Additional funding sources may be:

- Bonds – General obligation bonds or revenue bonds may be used for parks and recreation projects, public safety facilities and County facility projects.
- Public land sales – Proceeds from the sales of public lands may fund the development of parks, trails, and natural areas.
- Regional Transportation Commission (RTC) Bonds – Reimbursements for street construction and flood control projects may be received from RTC bond proceeds. The debt would be repaid with gasoline taxes.
- Fire Safety Tax – A property tax may be used to improve the county's fire protection facilities and staffing.

- Sales Tax increase – Reimbursement received from a sales tax increase may be used to repay bonds issued to design and construct flood control projects.
- Contributions – Businesses or individuals who either wish to fund special projects or want a particular benefit, e.g., road surfacing and drainage projects are partially funded with contributions to have the project completed.
- Fund Balance – Reserve monies accumulated from prior years' appropriations for work-in-progress projects.
- Future Bonds – General obligations bonds or revenue bonds to be issued in the future per the CIP recommendation.
- Grants – Federal monies received from:
  - Community Development Block Grant (CDBG) programs.
  - HOME Grant programs.
- Impact Fees – Revenue collected from impact fees are used to cover the costs of developing roads, and other public services and infrastructure. The impact fees area assessed on new development and its particular impact on county-provided services. Local Governments – Reimbursements from other government entities per interlocal agreements.
- Nevada Department of Transportation (NDOT) – Reimbursements received from NDOT paid from tax revenue for traffic safety programs, as well as gasoline tax revenues for roadway maintenance.
- Room Tax – Monies received from the State of Nevada for a legislatively imposed one percent motel/hotel room tax to be used exclusively for transportation projects.
- Service Fees – Charges to individuals based on their usage on special services.
- Special Assessments – Amounts received from certain property owners to defray all or part of the cost of capital improvement projects deemed to benefit those owners' properties.

Restricted Funds[xxxiv]

Restricted Funds are those that are limited in some manner such as a specific geographic area like a neighborhood or town. Examples of these funds are:

- **Special Improvement Districts (SID)**

A SID is a device whereby the county acts as the agent for property owners to construct streets, sidewalks, curbs and gutters, sewer, and water lines, streetlights, and other local improvements. It is the only mechanism the law provides for having public improvements made in an area when 1) the property owners in the area desire the improvement, but some or all of them cannot pay in cash, or 2) when the majority of property owners in the area want an improvement and the minority does not want to pay its fair share. The basic purpose of a SID is to afford a property owner the opportunity of using their property as collateral for financing their prorated share of the proposed improvement and allows payment of this indebtedness at a low rate of interest which is based on the Bond Buyers Index of 20 Municipal Bonds most recent publication of rates. Property owners have the option of paying for the costs of the improvement within 30 days or may extend their payments over a period of 2 to 30 years.

- **Business Improvement District (BID)**

A BID provides improvements and activities such as sidewalk cleaning, trash collection, graffiti removal, security, marketing, and events to a commercial district. Its purpose is to supplement, not replace, government

services. BIDS are based on a benefit assessment model whereby property owners in a given area agree to assess themselves additional revenues that will be used for services in that area. These revenues are not managed by the county but by property owners themselves. A BID is formed by the private sector, which in most cities must show that a majority of those who will pay the assessment are in support, usually through filing a positive petition with the county Commission. The BID board of directors is made up of district property and business owners who set the policies and oversee operations. The board hires professional staff to manage the district on a daily basis.

- **Community Development Block Grant (CDBG)**

CDBG is a grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development. Nye County is an entitlement community grantee which utilizes CDBG funding to develop viable communities by providing decent housing, a suitable living environment and opportunities to expand economic opportunities principally for low- and moderate-income persons. HUD awards grants to entitlement community grantees to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development and providing improved community facilities and services.

- **General Improvement District (GID)**

The GID is a quasi-public agency established under NRS 318 authorized to construct, acquire, operate, and maintain public facilities in the district. The GID can be formed by any county commissioners or an elected board of trustees. The GID may set rates, tolls, and fees to be charged for the provision of the facilities and services that it determines to preserve or enhance the general health, safety, and welfare of the community. The GID may also borrow or raise funds to acquire, construct and/or provide those facilities and services to the community. The GID has the power to levy and collect taxes necessary to sustain its operations.

Within the limits of the statutes, the GID is empowered to provide certain facilities and services to the community, which gives it more control over the level of facilities and services offered as well as their maintenance. The GID is authorized to issue various types of securities to fund facilities, services, maintenance, and its operations, such as Revenue Bonds, GO Bonds and Assessment Bonds, all of which offer more public financing options for the developers and builders.

- **Redevelopment**

According to NRS Chapter 279, "redevelopment" means the planning, development, replanning, redesign, clearance, reconstruction or rehabilitation, or any combination of these, of all or part of a redevelopment area, and the provision of such residential, commercial, industrial, public or other structures or spaces as may be appropriate or necessary in the interest of the general welfare" . . . Redevelopment is a recognized process where local government works in partnership with private development to enhance the economic vitality of the community within specific project areas with the specific purpose of eliminating economic decline or disuse. The benefits of redevelopment include:

- Increase investment in the community,
- Provide a wider range of job opportunities, for retail, service, office, assembly, and manufacturing jobs,
- Improved infrastructure,

- Increased property values,
- Restoration of community pride,
- Remodeling of existing buildings,
- New cultural, shopping and recreation opportunities,
- Reversal of the financial drain.

Public Lands

Although Nye County is comprised of more than 98% public lands managed by various federal agencies, the PRPD contains the highest percentage of privately owned land in Nye County. The Bureau of Land Management (BLM) is the main land management agency within the boundary of the Pahrump Regional Planning District.

On occasion these BLM lands are designated for sale into private ownership. BLM may only sell public lands that have been identified as potentially suitable for disposal in an approved Resource Management Plan (RMP). Once cleared by BLM, the lands are offered to interested parties through a competitive bidding process.

Figure 4.1 shows the locations and identifies the proposed uses of the current BLM disposal lands as well as those lands nominated by Nye County as potential disposal lands for the upcoming Resource Management Plan Update. Figure 4.1 lists the BLM lands in the following classifications:

1. Disposable - are lands that have been designated by BLM as appropriate for disposal in the 1998 Las Vegas Resource Management Plan (RMP), which is currently undergoing revision.
2. Recreation and Public Purpose (R&PP) - are public lands that can be made available under federal statutes to meet community needs for public purposes such as schools, parks, recreational facilities, etc.
3. Withdrawn - are those lands that are held by one Federal agency for the benefit of another (Federal, State or Local) agency.
4. Disposal Nominations - are those BLM managed lands that Nye County would like to have included in the RMP update as disposable.

BLM submitted a Notice of Intent in the Federal Register to update the 1998 Resource Management Plan (RMP). Between 2010-2019, Nye County worked as a Cooperating Agency during the National Environmental Policy Act (NEPA) process which included three Administrative Drafts and one Public Draft. The purpose of participating in the updated RMP was to provide data and discussion of baseline environmental conditions within the county; update the designated land disposal areas; designate lands for renewable energy development; and designate land for the mitigation of impacts to federally listed species and other species of concern that may result from future land disposals and/or leases.

After the termination of the RMP, the county reached out to BLM about the next steps to implement its lands requests. BLM formally invited the county to submit only the land disposal requests from the RMP update to create a Focused Plan Amendment (FPA) to the 1998 RMP. BLM committed to preparing 2-3 FPAs, each taking 1.5-2 years to complete. The GOAL was to use the existing components provided to BLM during the preliminary draft process to eliminate administrative costs associated with the FPAs.

In November of 2019, the county responded to BLM's request for county-requested disposal, lands for renewable energy, and mitigation lands which were identified in consultation with BLM during the NEPA process for the terminated RMP. These are the same county requests as the shape files I provided. We created a rough, but aggressive timeline to complete the FPAs in 2020. BLM did not respond throughout covid. BLM

announced its decision to conduct a Nevada-wide Resource Management Plan Modernization Project. Originally, BLM stated that they hoped to have the Nevada Statewide RMP in place by 2025; however, the RMP has not moved forward and there is currently no funding in place to conduct this document. Nye County is currently pursuing a Lands Bill to congressionally update our land needs. [xxxv]

Yucca Mountain Project (YMP)

The federal government's Yucca Mountain Project (YMP) involves the consolidation of the national inventory of high-level radioactive waste and commercial spent nuclear fuel in a facility within Nye County, located approximately 90 miles northwest of the PRPD. YMP is a major concern for everyone in Nye County. YMP is a federal project located on Federal land, and it is not a project the residents of Pahrump will be able to make decisions on directly.

Should the Nuclear Regulatory Commission grant a license to construct the high-level nuclear waste storage facility at YMP, there will undoubtedly be significant impacts on county-provided services, local sheriff, fire protection and emergency services, increased demand for medical, housing and classrooms and school facilities. Nye County may find itself hard pressed to absorb the impacts without a cooperative agreement with the DOE for mutual aid and support. As noted in the Draft Environmental Impact Statement (DEIS), YMP impacts on public services could require mitigation. The safe construction and operation of the repository is of paramount concern to residents of the PRPD.

For more information on Yucca Mountain please visit www.nyecountynv.gov and select Natural Resources and Federal Facilities from the Departments link.

FUTURE LAND USE PLAN

The current future land use map, Figure 4.2, includes land use designations to guide future growth, development, and possible amendments to the zoning ordinance while providing a substantial amount of flexibility in the application of specific zoning districts. The Future Land Use Plan map is not a zoning map. It is a guide to changes to the zoning map which works to implement the Goals and policies of the master plan.

As indicated previously, the planning mandate for this plan update was to:

1. Differentiate between Master Plan designations and zoning classifications.
2. Simplify the Master Plan by reducing the number of designations.
3. Increase plan flexibility by allowing a range of conforming zoning districts in each designation.
4. Promote a more efficient pattern of development.
5. Preserve rural areas, and
6. Recognize water supply and quality issues as paramount in terms of land use planning.

Within each land use designation, the least intensive or least dense applicable zoning designation should be implemented in order to achieve the proposed development. In other words, granting a developer an increase in density and/or intensity may be considered by the Regional Planning Commission on a case-by-case basis given the particular plan of development and the context of development. Protection of sensitive areas will take precedence over the maximum density allowed by a zoning district. Approvals to allow increases in density or intensity will be based on:

- sound design principles,
- proper location within the community,

- appropriate lot configurations,
- neighborhood suitability,
- buffering,
- provision of open spaces, active and passive recreational opportunities,
- protections of views/ vistas,
- County's ability to provide services in a cost-efficient manner, i.e., not spending tax dollars for the benefit of a particular development's needs,
- creativity of architecture and innovative subdivision designs,
- use of Low Impact Development and green building techniques,
- conservation-oriented indoor and outdoor water use,
- participation in community flood mitigation.

Using data from the Nye County Assessor's Office combined with the Nye County Geographical Information System; staff has performed an analysis of the existing land uses, acreages, flood hazard, availability of infrastructure and existing zoning. Considerable effort to garner public opinion has also been taken into account in the formulation of the Land Use Plan. The Land Use Plan of the Pahrump Regional Planning District is designed to promote sound land use decisions. The pattern of land uses—their location, mix, intensity, and density—is a critical component of the character of the community. The future land use map is intended to provide sufficient land for a variety of uses and to locate these various land uses appropriately in order to reduce the costs of providing and maintaining adequate public facilities.

In accordance with the Federal Land Policy and Management Act (FLPMA) of 1976 Bureau of Land Management (BLM) lands are included in the Future Land Use Map in order to coordinate the use, planning and management of the federally managed lands within the PRPD.

LAND USE DESIGNATIONS, DESCRIPTIONS AND OBJECTIVES

A. Land Use Designations - Public Lands

The following two (2) land use designations pertains to lands that are managed by various federal or state agencies and may or may not be disposed of and sold for private use and have no other special designation placed on them by the managing agency.

1. BLM Multiple Use Area - BLM-MUA

Purpose: To identify potential mining areas, and lands to be reserved for State, Nye County, Nye County Water District, the Town of Pahrump for future development of public facilities, public educational facilities, renewable energy projects, and public infrastructure, industrial, commercial, or residential development and to protect these areas from encroachment by incompatible uses.

Nye County and BLM must review permit requirements to lease or otherwise use such land for compliance with the Goals and policies of this Master Plan and the BLM Resource Management Plan of the Las Vegas District to ensure any use, temporary or permanent, will not jeopardize or negatively impact the historic, scenic, archaeological, habitat, cultural, water resources and air quality of the Pahrump Valley.

2. BLM Disposable Area - BLM-DSP

Purpose: In the 1998 Las Vegas Resource Management Plan, BLM identified areas in the Pahrump Valley that may be disposed of for public or private ownership at some point in time. Lands so designated have been identified for potential disposal on the future land use map and may be a recreation and public purposes (R&PP) act or a Congressional withdrawal which are legislative actions by Congress in the form of public laws (Acts of Congress[xxxvi]) and have been noted with the specific planned community use. Private development of disposable lands would be subject to a Development Agreement in accordance with Nye County Code Title 16.32.

B. Land Use Designations - Private Lands

The following land use categories pertain to *privately* owned lands within the Pahrump Regional Planning District.

1. **Residential**: There are three (3) residential designations mapped on the future land use plan for private lands.

   a. Rural Density Residential - RDR

   Purpose: To designate areas for large-lot, rural residential housing on lots 1-acre in size or greater, and associated uses such as raising livestock at densities consistent with rural lifestyles. The distinctions of this designation are:

   - Development densities are related to very low density residential such as; residential housing on acreage with a domestic well and ISDS system.
   - Roadways are rural in character with minimal lane widths and may or may not be paved. Road designs include unimproved shoulders, minimal intersection design, no turn lanes or street lighting.
   - Residents are advised that Nye County rural road standards apply. Residents may experience longer trips to schools, bus stops, libraries, recreation facilities and commercial services.
   - Flexibility in subdivision design such as cluster-style developments designed to increase usable open spaces and avoid sensitive or scenic features may be approved by the Governing Board upon positive recommendation by the Planning Commission. Such recommendation is predicated upon increased participation from the developer(s) to provide amenities such as passive and developed active open spaces as well as use of Low Impact Development techniques and U.S. Green Building Council (USGBC) & Leadership in Energy & Environmental Design (LEED) building standards.
     - Designs that result in a conventional, uniform appearance will not be considered consistent with a rural environment.
     - Protection of sensitive areas will take precedence over the maximum number of lots allowed by zoning.
   - Schools, churches, and public facilities may be located in RDR designated areas.

   b. Low Density Residential - LDR

   Purpose: To designate areas for suburban-style residential housing with associated uses on lots that are ¼ acre to 1-acre in size. The distinctions of this designation are:

   - Development densities are suburban in character and areas may or may not be served by public water and/or sewer.
   - Livestock are not compatible.

- Roadways are rural in character with minimal lane widths, are generally paved or chip sealed. Rural road standards apply; however, roadway designs may consider designated bicycle lanes or trails within the Rights-of-way (ROW).
- Flexibility in subdivision design such as cluster-style developments designed to increase usable open spaces and avoid sensitive or scenic features may be approved by the Governing Board upon positive recommendation by the Planning Commission. Such recommendations are predicated upon increased participation from the developer(s) to provide amenities such as passive and developed active open spaces as well as use of Low Impact Development techniques and U.S. Green Building Council (USGBC) & Leadership in Energy & Environmental Design (LEED) building standards.
  - Designs that result in a conventional, uniform appearance will not be considered consistent with a rural environment.
  - Protection of sensitive areas will take precedence over the maximum number of lots allowed by zoning.
- Schools, churches, and public facilities may be located in LDR designated areas.

c. High Density Residential - HDR

Purpose: To designate areas for urban-style single family neighborhoods and multi-family housing along with open spaces and community facilities at densities consistent with the availability of infrastructure to support the development. The distinctions of this designation are:

- Development and service standards are related to higher density residential standards.
- Roadways are paved with curbs, gutter and sidewalk, controlled access, turn lanes, bicycle lanes, storm-water drainage systems and street lighting.
- Connection to a public water and sewer system may or may not be available therefore, property development may require significant investment to provide needed infrastructure.
- Residents in HDR areas typically are able to walk to facilities and commercial services.
- Flexibility in subdivision design such as cluster-style developments designed to increase usable open spaces and avoid sensitive or scenic features may be approved by the Governing Board upon positive recommendation by the Planning Commission. Such recommendations are predicated upon increased participation from the developer to provide amenities such as passive and developed active open spaces as well as use of U.S. Green Building Council (USGBC) & Leadership in Energy & Environmental Design (LEED) building standards.
  - The protection of sensitive areas will take precedence over the maximum number of lots allowed by zoning by requiring proposed subdivisions to submit tentative maps to the Department of Wildlife for review, pursuant to NRS 278.335.
- Schools, churches, public facilities may be located in HDR designated areas.

2. Mixed Use: There are three (3) multiple use designations shown on the future land use plan for private lands. These are:

a. Community Development Area - CDA

Purpose: An urban designation for higher intensity/density areas at appropriate locations within the PRPD designed to provide a wide variety of goods, services, and housing types to satisfy the needs of the region along with appropriate amenities, open spaces, and community facilities consistent with a more developed

environment coupled with the availability of infrastructure to support the development. The CDA should be implemented to create defined regional economic development and employment centers. The distinctions of this category are:

- Development and service standards are related to higher density residential and higher intensity commercial -service, business standards.
- Roadways developed to urban standards and are paved with curbs, gutter and sidewalk, controlled access, signalized intersections, turn lanes, medians, bicycle lanes, storm-water drainage systems, and street lighting.
- Public water and sewer may or may not be available therefore, property development may require significant investment to provide needed infrastructure.
- A large variety of commercial goods services and housing opportunities are available.
- Flexibility in subdivision design such as cluster-style developments designed to increase usable open spaces and avoid sensitive or scenic features may be approved by the Governing Board upon positive recommendation by the Planning Commission. Such recommendations are predicated upon increased participation from the developer to provide amenities such as passive and developed active open spaces as well as use of U.S. Green Building Council (USGBC) & Leadership in Energy & Environmental Design (LEED) building standards.
  - The protection of sensitive areas will take precedence over the maximum number of lots allowed by zoning by requiring proposed subdivisions to submit tentative maps to the Department of Wildlife for review, pursuant to NRS 278.335.

b. Rural Development Area - RDA

Purpose: A rural designation that allows low intensity/density mixed use areas at appropriate rural locations within the PRPD designed to provide limited goods and services along with compatible rural residential uses, open spaces, and community facilities. Development is scaled to the rural nature of the area and lack of infrastructure. RDA provides neighborhood commercial goods and services that typically do not attract vehicle trips from outside of the neighborhood. The distinctions of this designation are:

- Development standards are related to low and very-low residential densities and low-intensity commercial development.
- Property development may require significant investment to provide needed infrastructure including roads, water, and sewerage facilities.
- Roadways are rural in character and may require significant investment to meet standards.
- Flexibility in subdivision design such as cluster-style developments designed to increase usable open spaces and avoid sensitive or scenic features may be approved by the Governing Board upon positive recommendation by the Planning Commission. Such recommendations are predicated upon increased participation from the developer to provide amenities such as passive and developed active open spaces as well as use of U.S. Green Building Council (USGBC) & Leadership in Energy & Environmental Design (LEED) building standards.
  - Designs that result in a conventional, uniform appearance will not be considered consistent with a rural environment.
  - Protection of sensitive areas will take precedence over the maximum number of lots allowed by zoning.

c. **Special Plan of Development - SPD**

Purpose: The SDP designation is for developments that have undergone an additional level of public review and approval, such as a Development Agreement or any other special level of public review or licensing process, or the property has adequate infrastructure (water/sewer, ROW, etc.) that has been developed. All zoning districts are deemed in conformance with the SPD designation based upon the approved specific plan or license issued.

3. **Industrial**: There are two (2) industrial designations shown on the future land use plan for private lands. These are:

a. **Business Industrial Area - BIA**

Purpose: To identify areas for business development of an intense industrial nature including manufacturing, processing, warehousing, construction industries, production, wholesale trade, mining, storage yards transportation and other similarly styled activities that are generally compatible with certain commercial activities. This designation is intended to create an environment in which business and industrial operations are conducted with minimum impact on the surrounding land uses. Limited residential, (caretakers dwelling) and commercial office uses which support the primary industrial activities will be allowed. The distinctions of this designation are:

- BIA areas are sited on appropriate roadways that can or will be developed to handle the specific type of business traffic.
- Public water and sewer may or may not be available therefore, property development may require significant investment to provide needed infrastructure.

b. **Rural Industrial Area - RIA**

Purpose: To identify adequate areas dedicated to smaller-scale business, light industrial development including agricultural, agri-business and related activities in a rural environment along with complementary services that, if properly located, designed, and buffered, are compatible with rural residential or rural commercial activities.

- RIA areas are sited on appropriate roadways that can or will be developed to handle the specific type of business traffic.
- Property development may require significant investment to provide needed infrastructure including roads, water and sewerage facilities.
- Roadways are rural in character and may require significant investment to meet standards.

4. **Open Space, Parks, and Recreation – OPR**

Purpose: The purpose of the recreation, open spaces, parks, and trails is to promote interconnected regional open spaces and a network of parks, trails, trail heads, desert belts and other recreational areas including the development of dual-purposed retention/detention basins for the control of flood waters. This designation includes developed golf course properties and cemeteries.

LAND USE PLAN GOALS, OBJECTIVES, and POLICIES

The following Goals, Objectives, and Policies are proposed to guide development in the Pahrump Regional Planning District (PRPD) in a manner that will minimize fiscal impacts of providing services and improve the quality of life and standard of living within the community.

Goal 1: Continue to provide high quality professional planning services.

Objective A: The Nye County Planning Department shall continue to serve the public interest through high standards of professional integrity, proficiency, and knowledge[xxxvii].

Policy 1: Continue to provide timely, adequate, clear, and accurate information on planning issues to all affected persons and to government decision-makers[xxxviii].

Policy 2: Planners shall promote excellence of design and endeavor to conserve and preserve the integrity and heritage of the natural and built environment[xxxix].

Policy 3: All participants in the planning process shall be dealt with fairly and evenhandedly[xl].

Objective B: Educate property owners on their responsibilities to maintain their property in habitable condition in order to preserve the quality of life in the neighborhood.

Policy 1: Protect the health, safety, and welfare of Pahrump residents by abating illegal uses and/or nuisances.

Policy 2: Enhance the role of Code Compliance to ensure quality of life, livable neighborhoods, and a safe living environment.

Policy 3: Promote the development code for the good of the entire community in accordance with the master plan.

Goal 2: Continually update outdated codes and ordinances.

Objective A: Examine the alternate development techniques for possible implementation in the PRPD.

Policy 1: Consider implementing a unified development code

Policy 2: Consider alternate techniques in land development code to promote diversified opportunities throughout the community.

Policy 3: Establish capital improvement plans and modify spending strategies that support the master plan's designated growth areas.

Goal 3: Maintain and improve the safety of the roadways.

Objective A: Coordinate land use and transportation decisions by regulating safe and reasonable access between the public Highways and adjacent land.

Policy 1: Work with NDOT and Nye County Public Works to develop an Access Management Plan for the State Routes within the PRPD.

Policy 2: Coordinate access management with land use planning.

Policy 3: Discourage strip commercial development along the highways.

Goal 4: Promote complementary development patterns that protect and enhance the PRPD' s rural areas.

Objective A: Preserve large-lot rural areas of the community for residential use with livestock privileges.

Policy 1: Protect rural neighborhoods from intrusion by urban-style developments by establishing large-lot zoning.

Policy 2: Encourage the preservation of the open space quality of agricultural lands by allowing agricultural and farming activities to continue[xli].

Objective B: Continue to carefully consider the consequences of planning and zoning of properties in a manner that is different from the surrounding properties (i.e., Spot Zoning).

Policy 1: Ensure that there is a reasonable basis for distinguishing such parcel(s) from surrounding parcels, so that such decisions are upheld in a court of law.

Goal 5: Integrate design guidelines and a documented approach to infrastructure development for all developments taking place within the community.

Objective A: All new subdivisions shall pay for the cost of necessary infrastructure without impairment to the county's finances through the use of impact fees.

Policy 1: Allow further intensification of land uses through the division of land process only in areas that are improved and served by adequate public services.

Policy 2: Promote innovative development standards that enhance the community through high-quality projects, diversified and improved economic potential.

Objective B: Consider the protection of community investments when making land use decisions.

Policy 1: All commercial and residential subdivisions shall provide an appropriate level of improvement of the right-of-way adjacent to the subject property being developed.

Policy 2: Align land use policy decisions with required public and private investment.

Goal 6: Integrate on premise and off-premise sign regulations within the zoning ordinance.

Objective A: Develop standards for the aesthetic regulation of signs.

Policy 1: Develop options that promote flexibility, creativity, architectural diversity, and exceptional design.

Policy 2: Encourage creative and unique signs while preventing cluttered and unattractive streetscapes.

Policy 3: Continue to follow the NRS to eliminate non-conforming outdoor advertising structures as a condition of development or redevelopment of properties.

Objective B: Consider options for regulating outdoor advertising.

Policy 1: Adopt Chapter 410 of the NRS for the preservation of the natural scenic beauty of the PRPD,

Policy 2: Continue to enforce conformance standards for all off-premise signs.

Goal 7: Open Space and parks should be provided within the Pahrump Regional Planning District.

Objective A: Initiate a program to identify strategies for the acquisition and development of open space throughout the community.

Policy 1: Work with the Nye County Assessor to identify those parcels on the Nye County Treasure Tax Sale that are zoned Open Space for possible acquisition by local government agencies.

Objective B: Continue to require open space or parks within all new subdivision applications and Development Agreements to maximize the amount of open space, through cluster-style development.

Policy 1: Assure the appropriate configuration of the planned open spaces that provides the highest degree of visual exposure and neighborhood accessibility.

Policy 2: Require that new open space or parks within subdivisions utilize drought tolerant plants, xeriscaping and discourage the use of grass areas where possible.

Objective C: Continue to review the open space master plan for the PRPD to identify new public open spaces and the means to acquire, develop and maintain them.

Policy 1: Consider acquisition of flood prone lands and water flow paths as open space.

Objective D: Consider the use of BLM disposal lands for recreation and public purposes.

Policy 1: Prioritize a list of Open Space criteria to assist in the thoughtful acquisition and development of public lands for recreational purposes.

Goal 8: Develop mechanisms in the zoning ordinance to protect public health, safety, and welfare.

Objective A: Develop a set of nuisance ordinances that define undesirable land uses that impact quality of life or endanger the public health, safety, and welfare.

Policy 1: Continue to identify illegal land uses and cause them to be removed or remedied through efficient and effective regulations.

Objective B: Revise standards for regulating cannabis, fireworks, adult businesses in accordance with U.S. Supreme Court rulings and State laws.

Objective C: New subdivisions and master planned communities must provide all necessary infrastructure, including paved street improvements, sidewalk or trail improvements, drainage improvements to prevent off-site flooding from the property; and if lots are smaller than 1 acre in size, public water and wastewater systems must be provided.

Policy 1: Encourage new residential developments to consider LEED and Green Building Standards.

Policy 2: Allow flexible design standards that enhance the relationship of the development to the natural environment and neighborhood.

Goal 9: Development within the community should consider the limited, natural resources.

Objective A: Encourage the use of low water, native and drought tolerant plant species for landscaping within public rights-of-way, medians, gateways, commercial buildings, residential properties, business parks, industrial parks, and new master-planned communities.

Objective B: Continue to work cooperatively with the Nye County Water District Governing Board and the State to resolve issues of water supply, water rights, water allocation and protection of water quality in the Pahrump Valley.

Objective C: Coordinate Nye County's planning efforts with other water resource planning activities in the region.

Policy 1: The Pahrump Regional Planning Commission recognizes the need for water conservation will continue to work with the Nye County Water District Governing Board.

Policy 2: Continue to work with local, state and county entities to gain a greater understanding about water supply, water quality, water rights and water availability within the Pahrump Regional Planning District.

Goal 10: Land Use decision-making processes should be participatory and community-based[xlii].

Objective A: Citizen-participation will be encouraged.

Objective B: Neighborhood specific plans should be prepared in accordance with the Master Plan.

Policy 1: Recognizing the portions of the Pahrump Valley that have different histories and different issues, planning for these areas should be at a neighborhood level to allow for the creation of neighborhood plans for distinct areas of the Pahrump Valley.

Objective C: Changes to the Land Use Map should be done through a participatory process.

Policy 1: Continue to limit the number of Major Master Plan amendment applications on an annual basis in order to maintain the validity of the document.

Policy 2: Actively pursue public participation in updating the Master Plan with community surveys and workshops.

Policy 3: Consider updating portions of the Master Plan every five (5) to ten (10) in order to maintain relevance of the document.

Goal 11: Rehabilitate subdivisions that have parcels which are irregular in shape and inadequate in size for use in development.

Objective A: Investigate merger and resubdivision of areas where platted lots are located within a Special Flood Hazard Area, have no infrastructure to support their development or are undersized.

Policy 1: Establish redevelopment plans in accordance with NRS 279 to stimulate economic activity and promote private investments.

Policy 2: The County should actively replan, redesign and/or redevelop areas which are stagnate, irregular in shape, under-utilized or improperly used.

Policy 3: Utilize the abandoned subdivisions on the alluvial fan for flood control basins.

Goal 12: Establish infill strategies that will provide opportunities to revitalize neighborhoods, increase the tax base, improve property values, and make efficient use of abandoned buildings, properties, or under-utilized infrastructure.

Objective A: Ensure that infill developments create a harmonious relationship between the proposed and the existing development.

Policy 1: Where appropriate, develop guidelines for future infill development to assure that adverse impacts are mitigated.

Objective B: Incentivize development in areas of the community where infrastructure is available.

Policy 1: Revise the impact fee schedule to reduce fees in areas where infrastructure is readily available to support new developments.

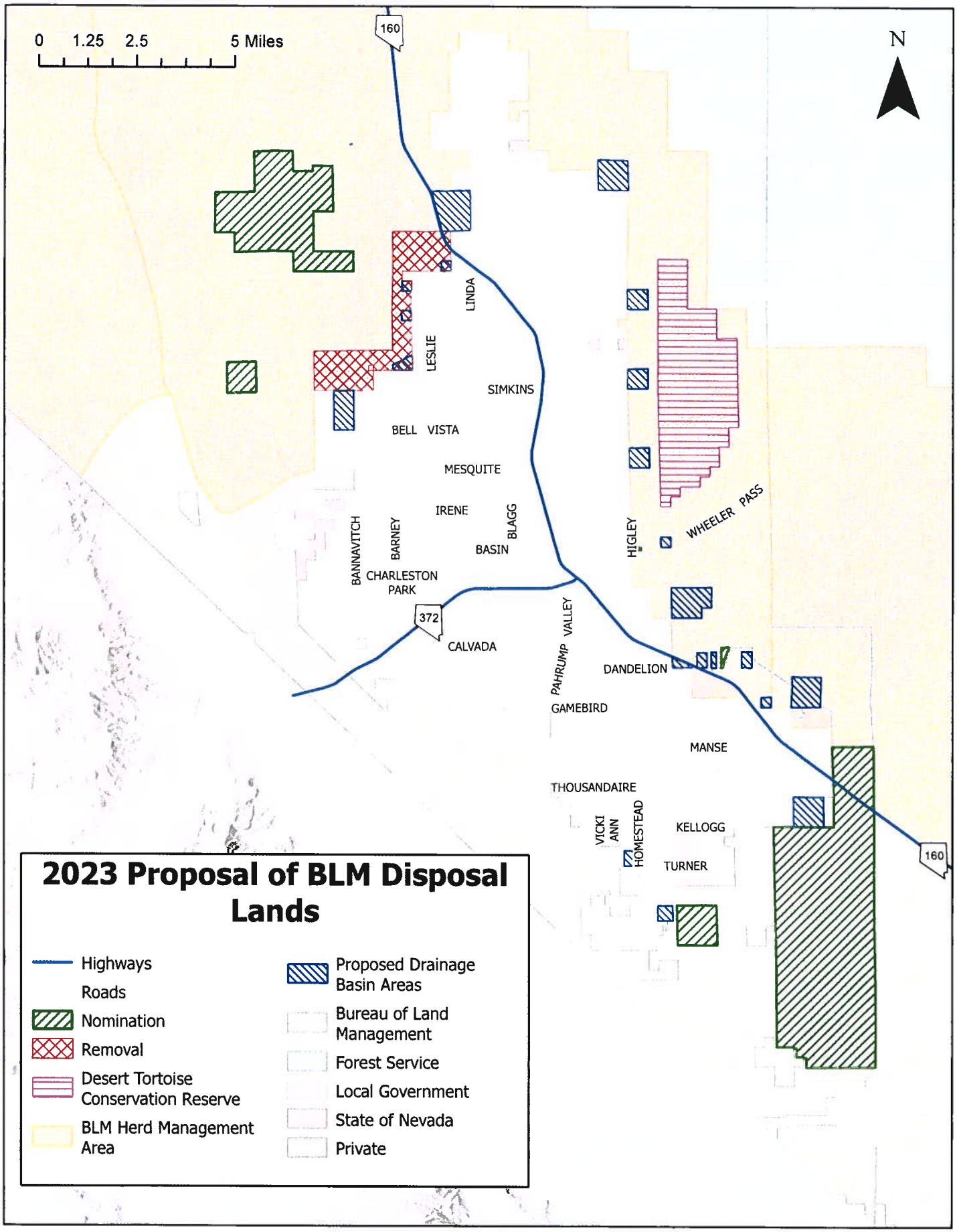
Policy 2: Increase impact fees in areas with little or no infrastructure, as costs of providing and maintaining new infrastructure can be significantly higher and can increase as systems age.

Goal 13: Future land use plan should accommodate uses that preceded the Master Plan when possible.

Objective A: Consider existing Deed Restrictions, Development Agreements and CC&R's when specifying allowable land uses and restrictions, and follow good planning principles, where conflicts occur.

Policy 1: Designate land uses throughout the community, which consider existing land uses, valid and legal Deed Restrictions, Development Agreements and CC&R's.

Figure 4.1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N
160
LINDA
LESLIE
SIMKINS
BELL VISTA
MESQUITE
IRENE
BLAGG
BANNAVITCH
BARNEY
BASIN
CHARLESTON PARK
372
CALVADA
PAHRUMP VALLEY
HIGLEY
WHEELER PASS
DANDELION
GAMEBIRD
MANSE
THOUSANDAIRE
VICKI ANN
HOMESTEAD
KELLOGG
TURNER
160
2023 Proposal of BLM Disposal Lands
Highways
Roads
Nomination
Removal
Desert Tortoise Conservation Reserve
BLM Herd Management Area
Proposed Drainage Basin Areas
Bureau of Land Management
Forest Service
Local Government
State of Nevada
Private

Figure 4.2

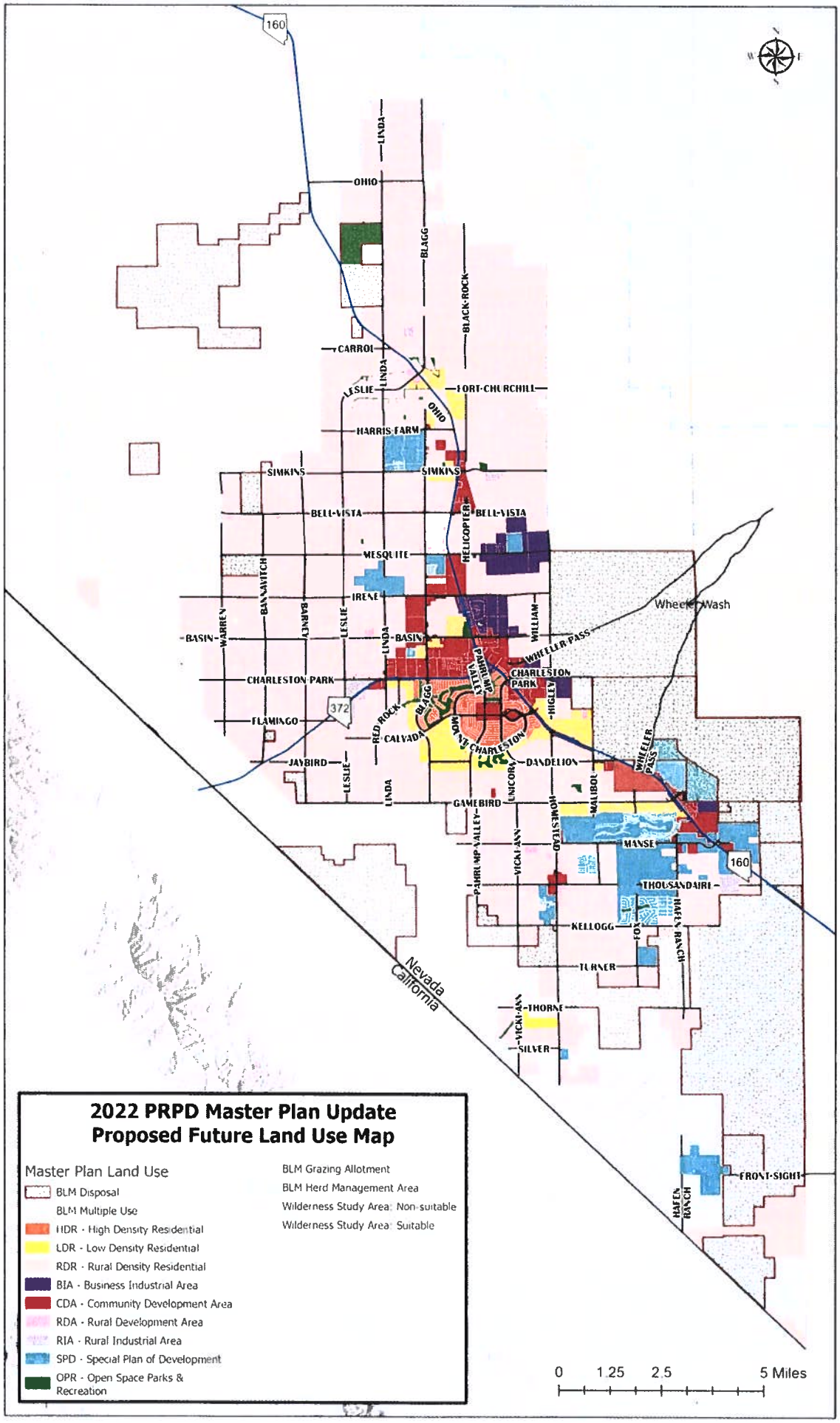

2022 PRPD Master Plan Update
Proposed Future Land Use Map
Master Plan Land Use
BLM Disposal
BLM Multiple Use
HDR - High Density Residential
LDR - Low Density Residential
RDR - Rural Density Residential
BIA - Business Industrial Area
CDA - Community Development Area
RDA - Rural Development Area
RIA - Rural Industrial Area
SPD - Special Plan of Development
OPR - Open Space Parks & Recreation
BLM Grazing Allotment
BLM Herd Management Area
Wilderness Study Area: Non-suitable
Wilderness Study Area: Suitable
0 1.25 2.5 5 Miles
Nevada
California
Wheeler Wash
160
372
OHIO
LINDA
BLAGG
BLACK ROCK
CARROL
LESLIE
FORT CHURCHILL
HARRIS FARM
SIMKINS
BELL VISTA
HELICOPTER
MESQUITE
IRENE
BASIN
WARREN
BANNAVITCH
BARNEY
WILLIAM
WHEELER PASS
CHARLESTON PARK
PAHRUMP VALLEY
HIGLEY
FLAMINGO
RED ROCK
CALVADA
EL DORADO
CHARLESTON
JAYBIRD
DANDELION
UNICORN
GAMEBIRD
MALIBOU
HOMESTEAD
VICKI ANN
MANSE
THOUSANDAIRE
KELLOGG
FOX
HAFEN RANCH
TURNER
THORNE
SILVER
FRONT SIGHT

TABLE 1 – RESIDENTIAL LAND USES				
Land Use Category	**Uses and Density**	**Characteristics and Location**	**Purpose**	**Zoning Districts**
Rural Density Residential (RDR)	***Primary Uses***: To designate areas for large-lot, rural residential housing on lots 1-acre in size or greater. ***Other Uses***: Livestock, Home Occupation, Subsistence Farming, Schools, Churches, & Public Facilities may be located in the RDR designated areas ***Density Range***: One (1) single family residence One (1) guest residence not to exceed 1500 sq ft. ***Accessory Bldg Sq. Ft.*** ▪ 10,000-100,000	Applies to areas where conventional large lot subdivisions have been established. This designation generally occurs on the fringe of the town and lots are served by well and septic. Roads may be paved but are generally chip sealed or graveled. ***Gross Acreages:*** ▪ RH-9.5 – 9.5 acres ▪ RH-4.5 – 4.5 acres ▪ RE-2 – 2 acres ▪ RE-1 – 1 acre ▪ OS – n/a ▪ SO – n/a ▪ CF – Varies, depending on use	▪ Low Density SFR ▪ Livestock permitted ▪ Rural lifestyle ▪ Outdoor recreation, protecting environmental areas, & provide pedestrian and bicycle transportation ▪ Special project overlay: renewable energy, commercial special projects, recreational special projects. ▪ Provide the location and development of sites suitable for public buildings, etc.	▪ RH-9.5 ▪ RH-4.5 ▪ RE-2 ▪ RE-1 ▪ OS ▪ SO ▪ CF

TABLE 1 – RESIDENTIAL LAND USES				
Land Use Category	**Uses and Density**	**Characteristics and Location**	**Purpose**	**Zoning District**
Low Density Residential (LDR)	***Primary Uses***: Suburban-style residential housing. Lots are ¼ -acre to 1 acre in size. ***Other Uses***: Home Occupation, Subsistence Farming (SE), Schools, Churches, & Public Facilities may be located in the LDR designated areas ***Density Range:*** One (1) single family residence One (1) guest residence not to exceed 1500 sq ft. ***Accessory Bldg Sq. Ft.*** • 1,000-10,000	Locations are generally located adjacent to rural neighborhoods. Cluster-style development designed with usable open space. Serves as appropriate transition between single family and mixed residential land use. This type of development is served water & sewer by a utility company. Roads are generally paved or chip sealed. Bicycle lanes are within the ROW. ***Gross Acreages:*** ▪ SE – 1 acre ▪ VR-20 – 20,000 sq ft ▪ VR-10 – 10,000 sq ft ▪ OS – n/a ▪ SO – n/a ▪ CF – Varies, depending on use	▪ Moderate Density – suburban environment ▪ Outdoor recreation, protecting environmental areas, & provide pedestrian and bicycle transportation ▪ Special project overlay: renewable energy, commercial special projects, recreational special projects. ▪ Provide the location and development of sites suitable for public buildings, etc.	▪ SE ▪ VR-20 ▪ VR-10 ▪ OS ▪ SO ▪ CF

TABLE 1 – RESIDENTIAL LAND USES				
Land Use Category	**Uses and Density**	**Characteristics and Location**	**Purpose**	**Zoning Districts**
Higher Density Residential (HDR)	***Primary Uses***: Single family residences (VR-8), Apartments, Duplex, Triplex, Fourplex, Townhome, Condominium, Mobile Home Parks, Hospitals, Medical offices ***Other Uses***: Home Occupation, Outpatient centers, Pharmacies, Schools, Churches, & Public Facilities may be located in the HDR designated areas ***Density Range:*** VR-8 – One (1) single family residence MF – 3,000 sq ft / DU ▪ More than 4 apartments ▪ Up to 4-unit Townhomes ***Accessory Bldg Sq. Ft.*** ▪ 500 – 1,000	This designation should be accompanied by higher residential densities, recreational facilities, pocket parks or other amenities. Medical & Medical Support zoning districts are intended for hospitals and medically related services and support services. This type of development is served water & sewer by a utility company. ***Gross Acreages:*** ▪ VR-8 – 8,000 sq ft ▪ MF – 15,000 sq ft - ▪ MH – 5 net acres - Minimum lot area ▪ M – n/a ▪ OS – n/a ▪ SO – n/a ▪ CF – Varies, depending on use	▪ Moderate and High density ▪ Mobile or manufactured homes in parks ▪ Outdoor recreation, protecting environmental areas, & provide pedestrian and bicycle transportation ▪ Special project overlay: renewable energy, commercial special projects, recreational special projects. ▪ Provide the location and development of sites suitable for public buildings, etc.	▪ VR-8 ▪ MF ▪ MH ▪ M ▪ OS ▪ SO ▪ CF

TABLE 2 – MIXED-USE LAND USES				
Land Use Category	**Uses and Density**	**Characteristics and Location**	**Purpose**	**Zoning Districts**
Community Development Area (CDA)	***Primary Uses***: An urban designation for higher intensity/density areas at appropriate locations within the PRPD to create defined regional economic development and employment centers. ***Other Uses***: Non-retail oriented commercial services and businesses.	Urban designation for higher intensity/density areas to provide a wide variety of goods, services, and housing types. The CDA should be implemented to create defined regional economic development and employment centers. Roadways generally are paved with curb, gutter, and sidewalk, signalized intersections, bicycle lanes, storm water drainage systems, and street lighting. This type of development will be served water & sewer by a utility company.	▪ Outdoor recreation, protecting environmental areas, & provide pedestrian and bicycle transportation ▪ Special project overlay: renewable energy, commercial special projects, recreational special projects. ▪ Provide the location and development of sites suitable for public buildings, etc. ▪ Office parks ▪ Commercial development for tourists.	▪ SE ▪ VR-20 ▪ VR-10 ▪ VR-8 ▪ MF ▪ MH ▪ NC ▪ GC ▪ MU ▪ TC ▪ CC ▪ M ▪ VC ▪ BO ▪ CM ▪ LI ▪ OS ▪ AO ▪ SO ▪ CF

TABLE 2 – MIXED-USE LAND USES				
Land Use Category	**Uses and Density**	**Characteristics and Location**	**Purpose**	**Zoning Districts**
Rural Development Area (RDA)	***Primary Uses***: Rural designation that allows low intensity/density mixed use areas to provide limited good and services along with rural residential uses, open spaces, & community facilities. ***Other Uses***: Home Occupation, Medical offices, Commercial services, retail, banks, airport related uses, Schools, Churches, & Public Facilities may be located in the RDA designated areas ***Density Range:*** 1-acre to 9.5-acres and Depending on use	Medical & Medical Support zoning districts are intended for hospitals and medically related services and support services. Roads are rural in character and property development may require significant investment to provide needed infrastructure including roads, water, and sewerage facilities. ▪ RH-9.5 – 9.5 acres ▪ RH-4.5 – 4.5 acres ▪ RE-2 – 2 acres ▪ RE-1 – 1 acre ▪ MH – 5-acre min ▪ NC – 5,000 sq ft ▪ VC – 1-acre min ▪ BO – Overlay ▪ CM – 10,000 sq ft ▪ AO - Overlay ▪ OS – n/a ▪ SO – n/a ▪ CF – Varies, depending on use	▪ Low and very-low residential densities and low intensity commercial ▪ Mobile or manufactured homes in parks ▪ Outdoor recreation, protecting environmental areas, & provide pedestrian and bicycle transportation ▪ Special project overlay: renewable energy, commercial special projects, recreational special projects. ▪ Provide the location and development of sites suitable for public buildings, etc.	▪ RH-9.5 ▪ RH-4.5 ▪ RE-2 ▪ RE-1 ▪ MH ▪ NC ▪ VC ▪ BO ▪ CM ▪ OS ▪ AO ▪ SO ▪ CF

TABLE 2 – MIXED-USE LAND USES				
Land Use Category	**Uses and Density**	**Characteristics and Location**	**Purpose**	**Zoning Districts**
Special Plan of Development (SPD)	***Primary Uses***: The SDP designation is for developments that are under a Development Agreement or other special level of public review or licensing process. ***Other Uses***: Uses allowed with an approved Conditional Use Permit per each zoning district.	All zoning districts are deemed in conformance with the SPD designation based upon the approved specific plan or license issued.	▪ Residential development ▪ College campuses and similar educational facilities ▪ Industrial development ▪ Commercial development ▪ Outdoor recreation, protecting environmental areas, & provide pedestrian and bicycle transportation ▪ Special project overlay: renewable energy, commercial special projects, recreational special projects. ▪ Provide the location and development of sites suitable for public buildings, etc.	▪ All Zoning Districts

TABLE 2 – INDUSTRIAL LAND USES				
Land Use Category	**Uses and Density**	**Characteristics and Location**	**Purpose**	**Zoning Districts**
Business Industrial Area (BIA)	***Primary Uses***: Uses of an industrial nature ***Other Uses***: Limited residential (caretaker's dwelling) and commercial office uses which support the industrial use.	This designation is intended to create an environment in which business and industrial operations are conducted with minimum impact on the surrounding land uses.	▪ Outdoor recreation, protecting environmental areas, & provide pedestrian and bicycle transportation ▪ Special project overlay: renewable energy, commercial special projects, recreational special projects. ▪ Provide the location and development of sites suitable for public buildings, etc.	▪ CM ▪ LI ▪ HI ▪ OS ▪ AO ▪ SO ▪ CF

TABLE 3 – INDUSTRIAL LAND USES				
Land Use Category	**Uses and Density**	**Characteristics and Location**	**Purpose**	**Zoning Districts**
Rural Industrial Area (RIA)	***Primary Uses***: To identify adequate areas dedicated to smaller-scale business, light industrial development including agricultural, agri-business and related activities. ***Other Uses***: Complimentary services that are designed to be compatible with rural residential or rural commercial activities.	Areas that are suitable for development of nonretail oriented warehousing, manufacturing, and commercial service businesses. Areas intended for more intense industrial uses engaged in basic processing or manufacturing of products from raw materials with tolerable levels of noise, dust, odor and to preclude encroachment of residential land uses that would conflict with industrial and manufacturing environment.	▪ Outdoor recreation, protecting environmental areas, & provide pedestrian and bicycle transportation ▪ Special project overlay: renewable energy, commercial special projects, recreational special projects. ▪ Provide the location and development of sites suitable for public buildings, etc. ▪ Office parks, light manufacturing, processing, fabricating. ▪ Cellular towers, asphalt or concrete batch plants.	▪ CM ▪ LI ▪ HI ▪ OS ▪ AO ▪ SO ▪ CF

TABLE 3 – OPEN SPACE LAND USES

Land Use Category	Uses and Density	Characteristics and Location	Purpose	Zoning Districts
Open Space, Parks, and Recreation (OPR)	***Primary Uses***: Provide opportunities for outdoor recreation and preserving scenic qualities. ***Other Uses***: Nature reserves, natural drainage corridors, parks and playgrounds, racetracks, rodeo arenas, etc	These areas are required when approving housing developments. They are referred to as "Common Areas" that provide for pocket parks, dog parks, walking trails, bicycle trails and natural drainage corridors. These lots are not to be utilized as land for SFR development.	▪ To promote a network of parks, trails, trail heads, desert belts and other recreational areas including the development of dual-purposed retention/detention basins for the control of flood waters.	▪ OS ▪ SO ▪ CF

CHAPTER FIVE

Transportation/Street and Highways Plan

INTRODUCTION

"The streets of our cities and towns are an important part of the livability of our communities. They ought to be for everyone. In communities across the country, cities and towns are asking their planners and engineers to build road networks that are safer, more livable, and welcoming to everyone"[xliii]

This chapter of the Master Plan identifies existing transportation conditions and outlines the Goals, objectives, and policies to help formulate a comprehensive plan for the Pahrump Regional Planning District related to transportation planning and the development of the streets and highways network.

NEVADA REVISED STATUTES (NRS 278.160):

Streets and highways plan. Showing the general locations and widths of a comprehensive system of major traffic thoroughfares and other traffic ways and of streets and the recommended treatment thereof, building line setbacks, and a system of naming or numbering streets and numbering houses, with recommendations concerning proposed changes.[xliv]

Transportation plan. Showing a comprehensive transportation system, including, without limitation, locations of rights-of-way, terminals, viaducts, and grade separations. The plan may also include port, harbor, aviation, and related facilities.[xlv]

Transit plan. Showing a proposed multimodal system of transit lines, including mass transit, streetcar, motor coach and trolley coach lines, paths for bicycles and pedestrians, satellite parking and related facilities.[xlvi]

It is important to note that while these NRS's cover a myriad of subject matters relevant statewide – some are not typical to the Pahrump Valley. This chapter will focus on specific issues and topics outlined in the NRS that are relevant to the PRPD such as; the general locations and widths of a comprehensive system of major traffic thoroughfares and other traffic ways and of streets and the recommended treatment thereof, building line setbacks, locations of rights-of-way, aviation and related facilities, designated routes for Low Speed Vehicles (LSV), Off Highway vehicles (OHV), bicycles, paths and pedestrians, satellite parking and related facilities.

There are several purposes for this section of the plan; one is to develop transportation planning Goals, objectives and policies that support the "complete streets" concepts to enhance the livability of our community. Streets and highways provide access to jobs, health care, businesses and schools and require significant public investment to build and maintain. The location, design and quality of these streets influence the quality of life in our community. A second purpose of this chapter is to effectively communicate the community's vision, Goals, and policies to federal and state agencies to ensure continued investment in safe, accessible, and attractive streets within our community. The third purpose of this chapter is to establish an official Nye County policy that:

- Identifies the network of facilities required to serve anticipated vehicular and non-vehicular travel demand in Pahrump.

- Identifies and provides suggested means for developing alternative modes of transportation and improving the interconnectivity of the street network to establish feasible multi-modal transportation strategies.

- Identifies desired courses of actions or strategies, to implement the Goals and policies of this plan, in coordination with the Board of County Commissioners, Department of Public Works, the Nye County Regional Transportation Commission, the State of Nevada and Federal government.

- Detail Nye County's vision and strong policy voice concerning the maintenance, improvement, design, treatment, and development of the State Routes within the boundaries of the PRPD and their potential effect on the economic prosperity of our community.

The complete streets concepts can provide an effective and balanced approach to providing transportation systems.[xlvii] When streets are 'complete' – safe, comfortable, and convenient for people walking, bicycling, riding public transportation, and driving – people of all ages and abilities have more opportunities to be active[xlviii]. Without safer roads, those with limited transportation options have fewer choices.[xlix]

As in many other communities across America, Pahrump does not control the two main "streets" (State Routes 160 & 372) within the community – these fall under the authority of the Nevada Department of Transportation (NDOT). Therefore, plans and policies related to improvements to these streets must be coordinated with the State.

The stated vision for future circulation systems within the PRPD will be an inter-connected network of transportation facilities that provide for a safe and adequate multi-modal system of movement throughout the community that is suitable for the respective setting in rural, suburban, and urban context. Those users of streets, roads and highways include bicyclists, children, and persons with disabilities, motorists, movers of commercial goods, pedestrians, public transportation, and drivers of all ages. It is our GOAL to provide safe and proper mobility throughout the community. Circulation system improvements would be implemented incrementally to improve mobility, and incorporate design elements, which enhance the image of the community. Alternative modes of transportation such as bicycling, walking and Low Speed Vehicles (LSV) and Off Highway Vehicles (OHV) will be encouraged. The community will encourage innovative designs that provide an integrated multi-user network of streets and paths that connect schools, parks, residences, and employment areas throughout the valley.

Understanding the existing transportation conditions and anticipating the future transportation needs of the community is vital in order to effectively accommodate transportation demands. It is expected that continued development within the PRPD will result in an increase in vehicular trips and many of the existing roadways and intersections will need to be upgraded to meet the future transportation needs within the community. Planning so that pedestrians, bicyclists, and motorists can travel safely and conveniently is a high priority for residents of the PRPD. A well-planned transportation system effectively utilize taxpayer dollars, enhances public health, improves quality of living, promotes economic vitality, and serves everyone in the community. The Rural Disability and Rehabilitation Research Progress Report, dated May 2007, found that "A significant lack of funding to rural communities means that public transit in general, let alone accessible transportation, is often non-existent. Minimal or nonexistent transit services in rural areas severely curtail the mobility of people with disabilities and keep them from jobs, medical appointments, community life and independence."

Taxi Services were introduced to the community in 2013 by Integrity Taxi. The service is permitted and regulated by the Nevada Transportation Authority who conduct thorough background checks on drivers. The service travels around the PRPD and often make the trip to the Harry Reid International Airport in Las Vegas.

Pahrump Valley Public Transportation, Inc. (PVPT) began years ago through the Pahrump Senior Center and has since split off and become an incorporated non-profit. They continue to provide low-cost door to door service for the entire community. PVPT provides medical transportation for all residents of Pahrump, including out of town medical trips for services not offered locally. They provide free rides to doctor appointments for Veterans. They also assist local schools by providing transportation for students who attend the Pathways program and for others who, due to various circumstances, may not be able to utilize the Nye County School District transportation program. PVPT completes nearly 100 trips per day for our residents and continues to grow with the community.[1]

PAHRUMP STREET AND HIGHWAY NETWORK

The major challenges in the development of a multi-modal transportation network are the cost factors, the relatively rural roadway system and traffic safety issues. Lack of acceleration, deceleration and turn lanes in many places makes access to businesses difficult; maneuvering onto or from the roadways may often take a significant amount of time and requires much watchfulness by the driver. Deficient sidewalks and appropriate lighting create safety issues, coupled with a number of uncontrolled business access points contribute to unpredictable turning movements which again create safety hazards. Roadway user safety is further impacted by clutter located in the sight visibility triangle areas at a number of intersections throughout the community.

Existing Conditions

The existing transportation network in Pahrump centers on two primary north/south and east/west State Routes (S.R. 160 & 372). These roadways and all intersections with these roadways are under the authority of NDOT and as such, plans and policies related to improvements must be coordinated with the state. These transportation corridors are valuable physical and economic assets for the community. S.R. 160 extends over 26 miles and S.R. 372 covers almost 8 miles within the PRPD, both roadways are the primary transportation corridors in the community. Today, many of the business and industry activities have been situated along these routes in a strip commercial fashion. Significant sections of S.R. 160 and S.R. 372 are two-lane roadways with minimal shoulders, however, within the primary commercial area of the community, both highways have been improved with five traffic lanes (two each direction plus a center left turn lane), along with storm drainage, curbs, gutter & sidewalk(s), medians, and lighting.

There are three signalized intersections in Pahrump they are: Homestead Road/S.R. 160, S.R. 160/S.R. 372, and S.R.160/Basin Road. Each of these signalized intersections provides a full complement of control technology including Opticom Priority Control System for emergency vehicles, pedestrian crosswalk signal heads, video detection systems and illuminated signage. Roundabouts were constructed at S.R. 372/Blagg Road and S.R. 372/Pahrump Valley Boulevard in 2017. The roundabouts were created with new curbs, gutters, and sidewalks as well as handicap accessible pedestrian crossings. The middle of each roundabout is home to metal artwork of wild horses and bighorn sheep and desert landscaping with tri-colored crushed rock.

Aside from State Routes 160 and 372, the vast majority of existing roadways in Pahrump are developed to rural roadway standards in that they provide two travel lanes (24-foot pavement sections), stop sign-controlled intersections (solar powered for nighttime lighting) and graded shoulders. There are virtually no storm drainage, curbs, gutters, or sidewalks along the rural local streets. In many instances, driveways and access have not been restricted to a significant degree. This previous method of constructing business access (open frontage with no curb or driveways) plays a significant part in contributing to inconsistent driver maneuvers.

EXISTING TRANSPORTATION PLANS

The *Nye County Street and Highway Plan of 1993* by Lumos & Associates, Inc., the *Streets and Highways Plan of 2006* and the *Streets and Highways Capital Improvement Plan (CIP) FY 2006-2015* included recommended transportation planning for Pahrump as well as general roadway classification and cross-section standards applicable County-wide. The CIP links planning and budget activities by supporting policy decisions and establishing project priorities. The mission of the CIP "is to evaluate the existing transportation infrastructure and provide planning for residents of the PRPD to satisfy the local and regional mobility needs of a growing community in a safe and consistent manner."[li] The advantages of an effective capital improvement program are that it ensures that the County's capital projects are consistent with changing community objectives, anticipated growth, and financial capabilities[lii]. The current CIP is being updated with a proposed completion date of 2023.

The existing transportation plans include the following functional classifications and definitions. These functional classes and roadway assignments may change over time, as activity centers shift, traffic volumes change and the transportation system matures.

- *Arterials: A*rterial routes serve the major activity centers of an urban area and consist mainly of the highest traffic volume corridors. These routes connect and collect traffic from collectors and local streets. Typically carrying the most vehicle trips within the urban area, including primary destination points for residential and commercial traffic. There are three types of arterials described in the *Streets and Highways Plan* and all three cross sections include a dedicated bike lane:

- Major Arterial- 100-foot right-of-way
- Urban Minor Arterial- 80-foot right-of-way (with bike lane on both sides, curb and sidewalk)
- Rural Minor Arterial- 80-foot right-of-way (with bike lane on both sides, no curb or sidewalk)

Typically, a key principle of the arterial system is the need to control access. Access is subordinate to the primary need of servicing traffic movement. Parking on a designated arterial is often prohibited.

- *Urban Collector:* The main purpose of streets within this system is to collect traffic from local streets in residential areas or central business districts and convey it to the arterial system. Collector streets usually go through residential areas and facilitate traffic circulation within residential, commercial, and industrial areas. The Urban Collectors have a curb and sidewalk and should include facilities to accommodate bicycle travel.

- *Rural Collector:* The rural collector routes generally serve travel of primarily intra-county rather than statewide importance. These routes serve traffic generators of intra-county importance such as shipping points, county parks, and important mining and agricultural areas. Additionally, they link towns with routes of higher classification and primary destination points for residential and commercial traffic. The Rural Collector does not have a curb and sidewalk however roadway geometrics should include facilities to accommodate bicycle travel.

- *Urban Local:* The primary purpose of these streets is to provide access to abutting land and connection to the collector streets. Through traffic is deliberately discouraged on these streets. The urban local streets are designed with curbs, sidewalks, and facilities to accommodate bicycle travel.

- *Rural Local:* The rural local road system primarily provides access to land adjacent to the collector network. The rural local street design does not include curb, gutter or sidewalks, however emergency lanes and walking pathways within the ROW separated from the traffic lane are appropriate.

The *Pahrump Regional Planning District Division of Land and Planned Unit Development Ordinance* refers to the *Nye County Street and Highway Plan* and the aforementioned roadway classification system for new development within the Pahrump Valley.

OTHER TRANSPORTATION RELATED MATTERS

Truck Routes

The purpose of truck route planning is to identify the appropriate street network which is safest for the movement of large vehicles throughout the community.[liii] Such routes must have sufficient capacity and be designed and built to accommodate the anticipated volume, size, and weight of vehicles. Designating truck routes helps to ensure that trucks travel on roadways designed to handle heavy loads. Noise impacts to residential properties and traffic congestion are minimized, while supporting the movement and delivery of goods that are vital to our economy.

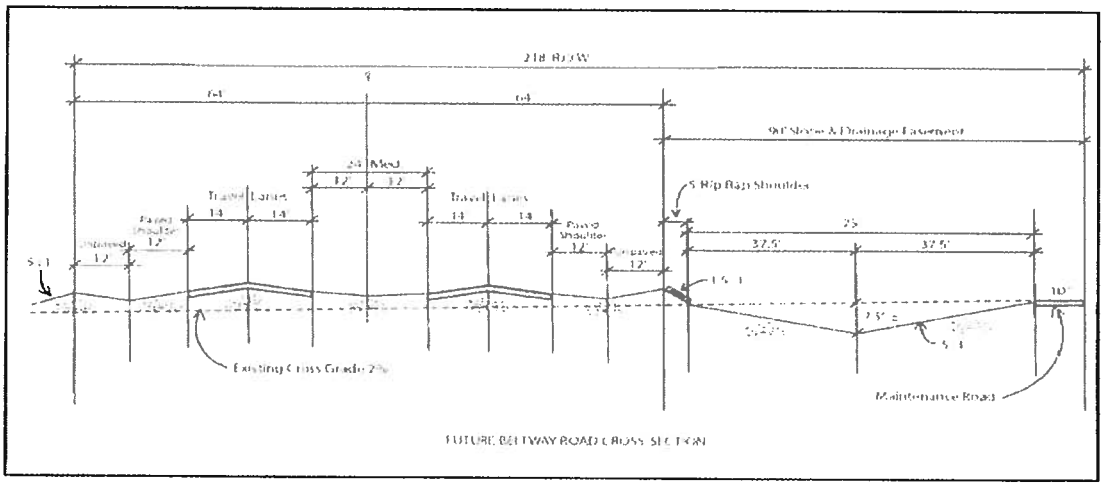
Beltway

The beltway is a proposed major roadway that has been included in the long-range (10 – 20-year horizon) plans for over 10 years. This is a planned future limited-access road, the purpose of which is to provide transportation system improvements, support economic development, and relieve congestion on the streets and highways in the community. [liv] At this time, the proposed Beltway is not a part of the Capital Improvements Plan – Streets and Highways Plan FY 2006-2015. Development of the proposed Beltway will require extensive

coordination between the local government, Bureau of Land Management, and funding assistance from State and Federal agencies in the planning, design, and acquisition of the right-of-way, before any actual construction can begin.

Interstate -11 & Intermountain West Corridor Study

The Arizona and Nevada Departments of Transportation are working together on the two-year Interstate 11 and Intermountain West Corridor Study. Congress recognized the importance of the portion of the Corridor between Phoenix and Las Vegas and designated it as future I-11 in the recent transportation authorization bill, (MAP-21). The study includes detailed corridor planning of a possible high priority link between Phoenix and Las Vegas, and high-level visioning for potentially extending the corridor. I-11 is intended to be a new high-



capacity, multimodal transportation facility with the potential to become a major north-south transcontinental corridor through the Intermountain West. This proposed new north-south trade corridor through Nevada could supplement the existing transportation system and relieve freight congestion on the existing north-south interstate routes. The Corridor is proposed to include an upgraded highway facility but could be paired with rail and other major infrastructure components—such as energy and telecommunications[lv]—with a focus on providing maximum benefit to Nye County and the PRPD. This project is in its second phase, with the final phase culminating in the Corridor Concept Report due out July 2014. It is important for the community leaders to participate as stakeholders and provide input, opinions, and ideas regarding the decisions throughout this process.

In 2018, the Nevada Department of Transportation (NDOT) completed an Alternatives Analysis effort for the Interstate 11 (I-11) corridor between the northwest edge of Las Vegas and I-80 in western Nevada. This recommended corridor alternatives to advance into future National Environmental Policy Act (NEPA) studies. The purpose of the Northern Nevada Alternatives Analysis study was to build on the recommendations of the 2014 I-11 and Intermountain West Corridor Study by developing and evaluating specific corridor alternatives linking Las Vegas with I-80. The GOAL was to identify recommended corridor(s) to advance into future studies.[lvi]

Access Management, Corridor & Community Gateways Plan (State Routes 160 & 372)

As previously indicated, the major routes in the PRPD are managed by NDOT. The purpose for developing access management, corridor and gateway plans is to coordinate improvement actions among the public jurisdictions, provide guidance to adjacent landowners and developers and provide a means by which community suggestions can influence future designs and improvements.

Access management is the systematic control of the location, spacing, design and operation of driveways, median openings, interchanges, and street connections to a roadway. [lvii] The purpose of access management is to improve roadway safety and maintain the functional integrity of the roadway by managing the transportation system in an efficient and effective manner. Examples of access management include regulating the location, spacing and design of driveways, restricting the number of driveways per lot, connecting parking lots, consolidation of driveways, establishing building setbacks to protect the vested public interest and promoting a connected street system.

Corridor plans strive to balance the relationship between mobility needs, the needs of the adjacent land uses, and community interests. Corridor plans identify future transportations needs and encourages decision-makers to develop strategies for corridor preservation, such as the loss or acquisition of rights-of-way and recommending appropriate building setbacks along such designated routes.

Community gateway plans tend to focus on aesthetic and economic enhancements of the primary transportation routes into a community. The character of the roadway is defined by the visual experience created by physical elements adjacent to the roadway. These effects can create long-lasting impressions for residents and visitors about our community and our values. How should land situated within the "community gateway" be developed so that it contributes to the economy as well as the identity of the community? Will the corridors serve as an introduction into our community, or will they become transportation bottlenecks, operating inefficiently with unmanaged access, unlimited driveways, and sign clutter? Creating the community gateways starts by defining the desired characteristics and then determining what is needed to carry out that vision.

Strip Commercial Development

This automobile-dependent form of commercial development dominates the PRPD. It is highly documented in many urban planning textbooks, that highway-oriented, automobile-dependent commercial development is an inefficient land-use pattern for obvious reasons. The strip commercial design makes it extremely inconvenient to move between various businesses along a route without driving, and does little to maximize land values, while significantly increasing the costs to the community to provide services while further complicating access management and corridor planning.

NDOT Improvements

It is critical that the citizens of this community, urge our elected officials to continue the dialog with the State agencies so that these NDOT managed roadways which are vital to our community receive appropriate level of consideration in the State's future planning programs.

The State Transportation Board has adopted and implemented the following programs to aid Nevada communities with transportation concerns; *Landscape and Aesthetics Community Match Program, Transportation Alternatives Program, and the Nevada Coordinated Human Services Transportation Plan.* These programs help communities add landscape and aesthetic treatments to existing State highways, provide transportation needs of individuals with disabilities and provide for sidewalks or bike paths to safely link important destinations within the community.[lviii]

Rights-of-Way Acquisition

The dictionary defines *right-of*-way as the lawful right to pass across land, acquired for or devoted to the construction and maintenance of facilities such as roads, railroads and utility facilities. The public rights-of-way include the space, on, above and below the surface. Public rights-of-way are essential to the health, safety, and economic development of a community. They accommodate pedestrian and vehicular traffic, landscaping, street enhancements, traffic signals and signs, streetlights, electric wires, telephone, cable, sanitary and storm sewers, water mains, gas lines and other pipelines.[lix] Acquisition of ROW can be a substantial cost

of many roadway development projects; therefore, it is incumbent upon the County to acquire and maintain proper ROW widths, monitor building setbacks in order to preserve and protect the public investment.

Revised Statutes (R.S.) 2477 Roads

In the mid 1800's Congress established R.S. 2477 to promote expansion into the western United. States by allowing for the establishment of public-rights-of-way across federal lands. Many western states have the challenge of identifying and maintaining jurisdiction of minor county roads for the use of the public. "Access to and through public lands is a critical component of the economic, social, and recreational vitality of the PRPD"[lx]. Section 8 of the Mining Act of 1866 provided, "that the right-of-way for the construction of highways over public lands, not reserved for public uses, is hereby granted." The statute required that rights would be established by "construction" of a "highway" on unreserved public lands, without any form of acknowledgement or action by the Federal government. This section was later re-codified and is commonly known as R.S. 2477. This law was enacted for the purpose of memorializing the right of access to the public lands and establish the right to construct roads and access whether by usage or by mechanical means, to allow travel from one point to another, across or through public lands, to encourage the settlement of the West.[lxi] Senate Concurrent Resolution No. 6 urges Nevada counties to map and document all county roads over which rights-of-way were acquired before the enactment of the Federal Land Policy and Management Act of 1976. Per the Resolution, "Without such mapping and documentation of the minor county roads, valid claims of rights-of-way acquired by the public may fail in the course of future federal action and result in road closures that may have a negative impact on the counties."

Nye County has established the Nye County Minor Roads Project to aid in establishing the minor county road rights that were acquired before the enactment of the Federal Land Policy and Management Act of 1976, in order to prevent road closures. The GOAL of the Nye County Minor Roads Project is to complete the Nye County Road Inventory, including the minor roads as defined in NRS 403.170 (c), support each with a collection of historical data allowing for no reasonable challenge to county jurisdiction, and assure public access into the future as required by NRS 403.170, NRS 403.190, NRS 405.204 and Senate Concurrent Resolution No. 6 all in compliance with 43 U.S.C. Section 932 (repealed Pub. L. 94-579, title VII, Sec. 706 (a), Oct, 21, 1976, 90 Stat. 2793).

The R.S. 2477 issue is a main concern for residents of Nye County, including the PRPD to assure that public lands remain accessible now and in the future.

Traffic Calming

The Institute of Transportation Engineers defines "traffic calming" as a combination of physical measures that reduce the negative effects of motor vehicle use, alter driver behavior, and improve conditions for non-motorized street users. Traffic calming measures are intended to reduce vehicle speeds, influence driver behavior, improve driver attentiveness, and improve safety and quality of life in neighborhoods and other areas where low speed operations are appropriate. Long, straight roadway geometrics tend to contribute to driver speeding and according to AASHTO Strategic Highway Safety Plan (SHSP), speeding is among the most significant contributing factors to fatal collisions. Traffic calming techniques are far more complex than speed humps, roundabouts, chicanes and raised intersections.

If implemented, residents of the PRPD would expect to achieve reduction in the probability of traffic accidents, a decrease in the severity of traffic accidents which translates to increased safety for all users of the road, together with creating attractive streets and neighborhoods. Some of the strategies for traffic calming that have been implemented in other jurisdictions have had negative consequences by causing delays for emergency response vehicles. Because of the heavy weight of the fire engines, delicate instruments and patients within ambulances, these vehicles must almost come to a complete stop when they encounter a bump, dip or sharp

curve. It would be best to avoid those types of traffic calming measures that cause problems for emergency vehicles.[lxii]

Park and Ride

Park and ride lots support carpooling which improves the performance of the entire transportation network by removing vehicles from the road. The goals for establishing park and ride lots in the PRPD include, but are not limited to, increasing the mobility options for commuters, decreasing number of vehicle trips, decreasing congestion and air pollution associated with vehicle travel. The added benefit to carpoolers is reduction of commuting costs which results in more discretionary income going back into their pockets.

Addressing

The purpose of NCC 15.24 "Street Naming and Property Numbering within the Pahrump Regional Planning District" is to maintain a uniform street name and property/building numbering system within the PRPD, in order to provide for emergency response, postal service and the provision of utility services.[lxiii]

The baseline for addressing in the PRPD, is the north-south line (Blagg Road) or east-west line (Basin Avenue) that is used as a zero-starting point for street numbering purposes. An Address provides the physical location of a property or building and contains several of the following address elements: street number, street direction, street name, street suffix, post street direction, prequalifier, qualifier, apartment (or unit, space, etc.) number, city, state, zip code. A street name is an identifying name that forms a part of the address. Street naming can include an indicator of the type of street and can also include direction (cardinal or quadrants). Pursuant to Nye County Code (NCC) 15.24, addressing standards were adopted by Ordinance 281 in 2004 for the PRPD in accordance with NRS 278.0231 (requirement to place street address or identifying number on the exterior of certain buildings) and NRS 278.160.1 (p) (subject matter of master plan – streets and highways plan. Showing . . . a system of naming or numbering streets and numbering houses).

ALTERNATIVE MOTORIZED TRANSPORTATION

This section includes these sub-topics; alternative motorized transportation – Off Highway Vehicle and Low Speed Vehicles, as well as non-motorized modes including bicycle, equestrian and pedestrian. Additional information for non-motorized modes of transportation can be found in Chapter 7.

Off-Highway Vehicles (OHVs)

In July of 2019, the BOCC identified 40-acres, within the 427-acre Town of Pahrump Fairgrounds, as the future OHV Park site. The BOCC approved Resolution 2020-10 on October 20, 2020, creating the Town of Pahrump Off Highway Vehicle Advisory Committee. The committee was formed from the community-wide interest of OHV sport and recreation, and the members are appointed by the BOCC. OHVs (Off Highway Vehicles) can be considered suitable transportation in certain circumstances and the use of which should be encouraged at appropriate locations within the PRPD, by designating OHV routes throughout the community on paved county-maintained roads. As more land within the PRPD becomes developed, planning for routes of access becomes more important. The public demand for routes that link homes and visitor-supported businesses to public lands and other communities is growing.

Low Speed Vehicles (LSVs) and Golf Carts

Low speed vehicles (NRS 484B.637) and golf carts (NRS 482.044) require proof of insurance and registration is issued through the Department of Motor Vehicles[lxiv]. Although such vehicles have been in use for many years, their use on designated low-speed public roadways (those roads that are posted no greater than 35 mph) has become more accepted. Most paved streets in the PRPD are posted by ordinance at 45 mph. There are very few streets posted by ordinance at 35 mph. In order to lower speed limits, the Public Works department

would need to budget money for a speed limit study for the PRPD. The study would then need to be approved by the BOCC.[lxv]

NON-MOTORIZED TRANSPORTATION

Non-motorized modes of transportation are beginning to play an increasingly larger role in community transportation systems. These modes of transportation include pedestrian, bicycle, and equestrian trails. Such modes can provide efficient and enjoyable means of transportation and recreation for people of all ages. Nye County has numerous opportunities to establish non-motorized facilities along streets, utility easements, drainage corridors, and other scenic areas within the Pahrump Regional Planning District.

Bicycle Facilities

Bicycles are a legitimate form of transportation and bicyclists are legal drivers of vehicles, with laws and regulations established for their use. Like motorists, cyclists need space to safely operate in traffic. Along with the "Bicycle Nevada Plan", this plan also anticipates the increased use of bicycling and supports measures to encourage bicycling.[lxvi]

The "Bicycle Nevada" plan indicates, "A greater number of people will be bicycling for utilitarian, social, recreational or exercise purposes. However, people are more likely to bicycle if cycling is made safer and more convenient.[lxvii]" Moving Ahead for Progress in the 21st Century Act – funds multi-modal surface transportation programs for fiscal years 2013 and 2014, and identifies transportation alternatives that provide "construction, planning and design of on-road and off-road trail facilities for pedestrians, bicyclists, and other non-motorized forms of transportation, including sidewalks, bicycle infrastructure, pedestrian and bicycle signals, traffic calming techniques, lighting and other safety-related infrastructure, and transportation projects to achieve compliance with the Americans with Disabilities Act of 1990"[lxviii].

One of the more interesting findings that came out of the surveys conducted for the 2022 PRPD master plan was that the citizens would like to see the addition of bicycle facilities – such as new or improved lane, path, or shoulder for use by bicyclists – in the roadways of the valley. In accordance with the 2003 and 2014 Master Plan there were three types of such facilities proposed for the Pahrump Valley: Paths, Lanes and Routes.

- Bike Path - A bike path is a special pathway designated for the use of bicycles (and pedestrians) where cross flows by motorists are minimized. Bike paths are usually buffered from vehicular roadways by the use of a landscape strip or physical buffer. Bike paths may be totally separated from roadways, and utilize drainage easements, utility corridors, linear parks, or other easements for the path. Some areas may have paved paths while others may consist of natural material or other surfaces.

- Bike Lane - A bike lane is a paved lane on the shoulder of a roadway that is marked for bicycle use only. Bike lanes may be found on arterial and collector streets and are marked to alert both bicyclists and motorists that each is sharing the roadway. Bicycle lanes may be established on arterial roadways with sufficient pavement width to allow for the safety of the bicyclist.

- Bike Route - A bike route is a shared-use roadway identified by signage. Bike routes may be identified within the ROW of arterial, collector and local streets.

Pedestrian Ways

Walking is the oldest and most basic form of human transportation. It is also the most affordable mode of transportation. Until recently, it has not been considered a serious component of a modern transportation system. Several goals and policies identified in this chapter focus on improving the safety of pedestrians, by promoting development patterns in specific areas that support pedestrian use.

Equestrian Trails

In addition to the trail development goals, objectives and policies outlined in the Recreation Chapter of this document, appropriate standards for equestrian facilities located within the public ROW are discussed in this section. A community opinion that is strongly held by residents of the PRPD is that this is a rural to semi-rural community and that keeping horses and livestock is an important part of the community character. The presence of horses and riders enhance this community's quality.

This plan strives to provide the general outline for the development of a network of equestrian trails that will link important destinations in the community to trails located on public lands. Many of the proposed equestrian trails within this plan are situated within current rights of way of roads. The Nye County Planning Commission will work with the Public Works Department to amend the road standards in order to allow for shared use and equestrian trails within the existing ROW. It is envisioned that trail surfaces would be comprised of native materials and would not generate dust or be washed away during storm events.

AIR TRANSPORTATION

Air Facilities

There is one (1) public airport and seven (7) private airports, heliports and other landing facilities located in Pahrump. These are listed below.

Table 5.1: Air Facilities[lxix]

Air Facilities- Pahrump			
Name/FAA Identifier	**Type**	**Runways**	**Aircraft**
Caas Airport / NV98	Private Airport	1	1 Single engine
Calvada Meadows / 74P	Public Airport	1	67 Single engine
			7 Multi engine
			1 Helicopter
			14 Ultra-lights
			1 Glider
Valley View / NV00	Private Airport	1	3 Single engine
Mercy Air-Pahrump / 2NV8	Private Heliport	1	1 Helicopter
Desert View Hospital	Private Heliport	n/a	No aircraft stationed permanently
Precious Materials / NV73	Private Heliport	1	No aircraft stationed permanently
Flying S Ranch / NV54	Private Ultra-light	2	1 Single engine
			1 Helicopter

			1 Ultra-light
KVPM Television / 90NV	Private Heliport	1	1 Helicopter

TRANSPORTATION PLAN GOALS, OBJECTIVES, AND POLICIES

The following Goals, Objectives, and Policies are proposed to implement the purposes of this chapter of the plan.

Goal 1: Promote an interconnected transportation system that includes beltway, arterial, collector, local streets, and truck routes capable of accommodating the anticipated travel demands of the Pahrump Regional Planning District in a safe, efficient manner.

Objective A: Develop a hierarchy of roadway cross sections that recognizes the importance of all users of the roadways.

Policy 1: Roadway infrastructure is costly to build, maintain and replace, therefore it is important to integrate transportation plans with land use plans.

Policy 2: Develop "complete street" standards that include a network of trails and pathways that serve as alternate transportation routes.

Policy 3: Integrate transportation planning with land use planning.

Objective B: Develop design standards for arterial, collector, beltway and local streets that include all potential users of the roadway and reflect anticipated travel volumes based upon development densities and the unique rural and urban character of the Pahrump Valley.

Policy 1: Ensure that street designs are context sensitive.

Policy 2: Ensure that roadway design standards are accessible and ADA compliant.

Policy 3: Establish appropriate guiding setback lines to protect the vested interest of the public

Policy 4: Revise parking requirements to improve parking flexibility such as; reduced required parking numbers, encourage shared parking facilities, and allow on-street parking.

Objective C: Develop a network of connected collector and arterial streets that provide a high level of mobility and improve safety.

Policy 1: Support the design and operation of complete streets.

Objective D: Enhance the rural areas and character of Pahrump through the development and implementation of context sensitive standards that support development of shared-use paths.

Policy 1: Integrate shared-use paths into an overall multi-modal system.

Policy 2: Limit direct driveway access to the State Routes, to maintain functionality.

Objective E: Designate specialty routes throughout the community to accommodate a variety of roadway users.

Policy 1: Develop designated routes of travel throughout the community to improve safety and minimize conflicts between the various modes of transportation.

Policy 2: Provide linkages between trails and important destinations.

Goal 2: Promote roadway safety for all road users, on legal, predictable, and safe behaviors.

Objective A: Promote roadway safety for all users of the right-of-way.

Policy 1: Support development of "complete streets" that focus on all users and modes of transportation, balance street design so that motorists, trucking, pedestrian, cyclists can travel safety and comfortably.

Policy 2: Provide safe, walkable streets for all types of pedestrians, particularly those with disabilities.

Policy 3: Assure that all new transportation facilities constructed within the PRPD are accessible to and usable by people with disabilities pursuant to ADA Title II and Rehabilitation Act Section 504.

Policy 4: The Pahrump Regional Planning Commission, in conjunction with the Regional Transportation Commission, the Department of Public Works and staff should develop a comprehensive truck route master plan for the PRPD that will assist the community in the management of truck traffic.

Policy 5: Reduce the hazards caused by strip commercial development by consolidating access points.

Goal 3: Ensure, maintain and provide access to open spaces and public lands.

Objective A: The ways, pathways, trails, roads, highways and other public corridors established within Nye County, whether by uses or mechanical means, have a public purpose, e.g., to allow access to public lands to permit and enable all of the economic and social components of life in the PRPD, including but not limited to mining, ranching, logging and wood harvesting, hunting, fishing, water acquisition, and all types of recreation. [lxx]

Policy 1: Encourage the development of a network of roads, paths and trails throughout the community that link to key destinations within the community as well as accessing public lands.

Policy 2: Provide designated routes that are suitable, connected, convenient, and efficient for all modes of transportation.

Policy 3: Improve connectivity and mobility throughout the community where appropriate through the use of easements and rights-of-ways.

Policy 4: Ensure that all rights-of-way acquired pursuant to R.S. 2477 be retained in perpetuity for the use and the benefit of the public unless abandoned in accordance with applicable law.

Policy 5: Public access to public lands should be provided for before public lands are released, exchanged, sold or contracted for sale. [lxxi]

Policy 6: Access to private land must be maintained; assignments of special designation status to public lands must not lan

Policy 7: Identify, develop and construct designated trail heads for designated access to public lands, including parking areas.

Goal 4: Promote interagency coordination to address regional transportation needs.

Objective A: Identify existing transportation needs including trails and use uniform mapping techniques across jurisdictions.

Objective B: Develop regional transportation plans.

Policy 1: Work collaboratively to develop a Regional Transportation Master Plan in association with Nye County, Nye County Regional Transportation Commission, Clark County and the Regional Transportation Commission of Southern Nevada for the transportation planning needs of Southern Nevada.

Policy 2: Work collaboratively with NDOT so that future investment and infrastructure benefits the PRPD by creating inviting "gateways" into the community that improve the appearance and image of the corridors through design features and landscaping.

Policy 3: Encourage community involvement in the development of community gateways that would promote and enrich the cultural and visual environment for transportation system users and the community.

Policy 4: Consider implementing a park-and-ride program.

Policy 5: The design and implementation of roundabouts that move traffic safely and efficiently during peak and non-peak hours will be encouraged at appropriate intersections within the PRPD as an alternative to the installation of traditional traffic signals. The design of roundabouts will be coordinated with the Nevada Department of Transportation if the proposed roundabout is located in the NDOT Right-of-Way.

Goal 5: Develop and implement access management, corridor and gateway plans that improve roadway safety, improve mobility, protect the integrity of neighborhoods and protect the taxpayer's investment in the street network.

Objective A: Ensure that all such planning activities meet current standards and are coordinated with all required federal, state and local jurisdictions.

Objective B: Develop access management, corridor and gateway plans.

Policy 1: Access management, corridor and gateway policies and strategies should be developed and incorporated into local codes.

Policy 2: Identify strategies needed to acquire new and protect existing rights-of-way to improve transportation connectivity in the community.

Goal 6: Provide for non-motorized modes of transportation through the use of bicycle facilities, pedestrian pathways, and equestrian trails.

Objective A: Facilitate the use of non-motorized modes of transportation by establishing specific bicycle, pedestrian, and equestrian corridors throughout Pahrump.

Policy 1: Ensure that street standards include context sensitive designs to promote non-motorized forms of transportation.

Policy 2: Provide designated routes that are suitable, connected, convenient, and efficient for all non-vehicular modes of transportation.

Policy 3: Make use of already available ROW and disturbed land where possible for trail alignments.

Policy 4: Identify and improve non-motorized crossings of State Routes 160 and 372 where safety is an issue.

Objective B: Connect travel routes to community facilities such as parks, schools and shopping, existing trails and trailheads, appropriate federal lands, and clusters of horse properties.

Policy 1: Promote safe and healthy alternatives to automobile transportation in Pahrump.

Policy 2: The Streets and Highways Plan shall identify appropriate routes for non-motorized facilities.

Policy 3: Implement sidewalks, shared use paths and bicycle lanes as a part of transportation improvements, wherever feasible and as needed when funding becomes available.

Policy 4: Include equestrian trail development within the ROW where suitable.

Policy 5: A variety of materials may be considered for pedestrian, bicycle, OHV, LSV's and equestrian routes within the ROW, including materials that can reduce costs compared to conventional materials.

Goal 8: The transportation system should be safe for all users.

Objective A: Sidewalks, pathways and crossing should be designed and built to be free of hazards.

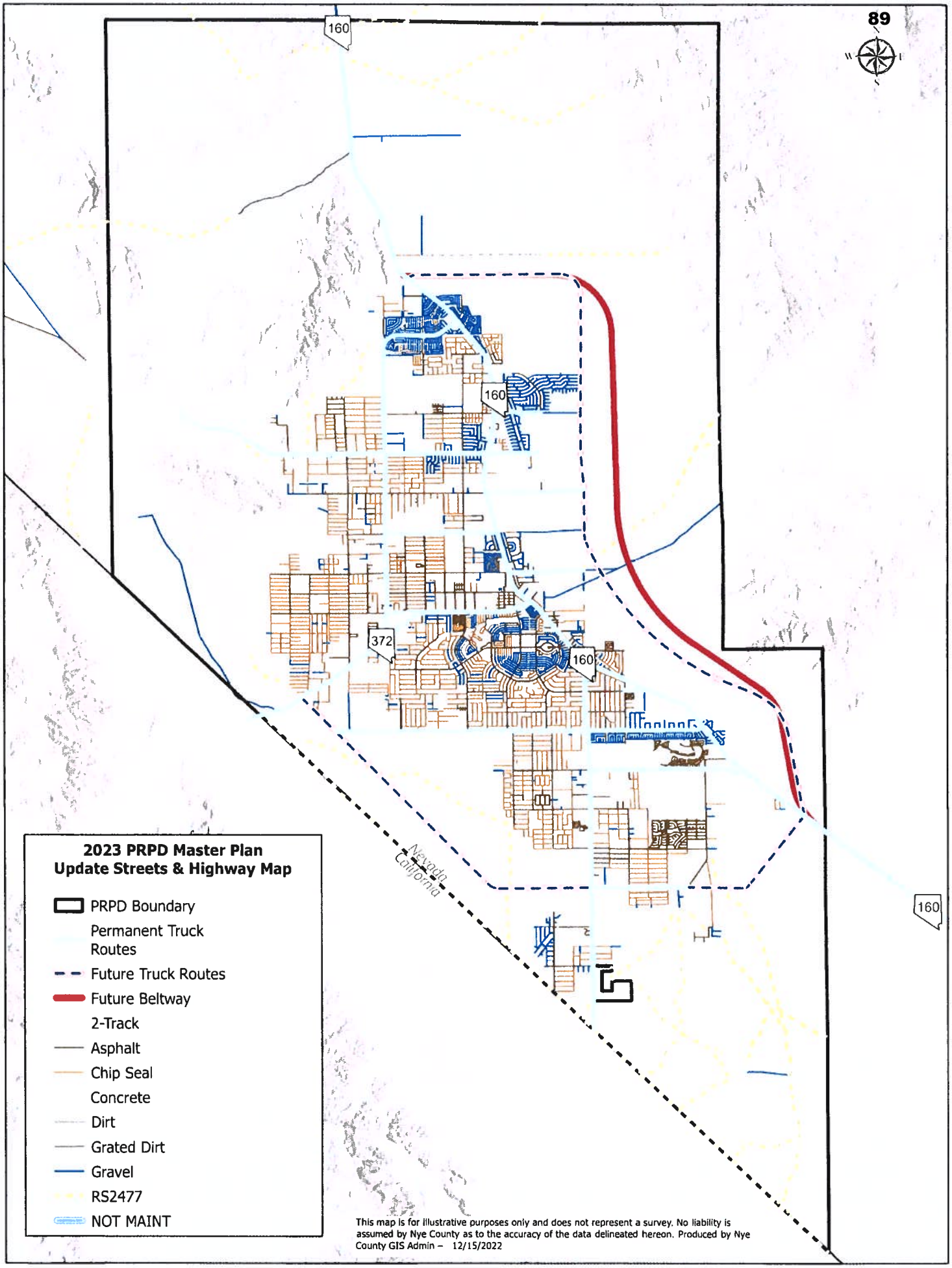
Objective B: Streets, sidewalks, pathways, and crossings should ensure safety and mobility of all users by accommodating the needs of people regardless of age or ability.

Objective C: Designate routes and low speed routes for alternative modes of transportation throughout the community.

Policy 1: Post signage on routes so that drivers are made aware of designated and/or low speed routes.

Objective D: Improve the safety and livability of the streets and neighborhoods in the PRPD by using appropriately designed and implemented traffic calming measures to mitigate the negative impacts of traffic while creating safer streets for residents, motorists, pedestrians and bicyclists.

Policy 1: Consider all forms of traffic calming strategies and other design elements to reduce traffic speeds where necessary to improve safety for all roadway users and minimize impact on emergency service response time.


160
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372
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Nevada
California
2023 PRPD Master Plan
Update Streets & Highway Map
PRPD Boundary
Permanent Truck Routes
Future Truck Routes
Future Beltway
2-Track
Asphalt
Chip Seal
Concrete
Dirt
Grated Dirt
Gravel
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NOT MAINT
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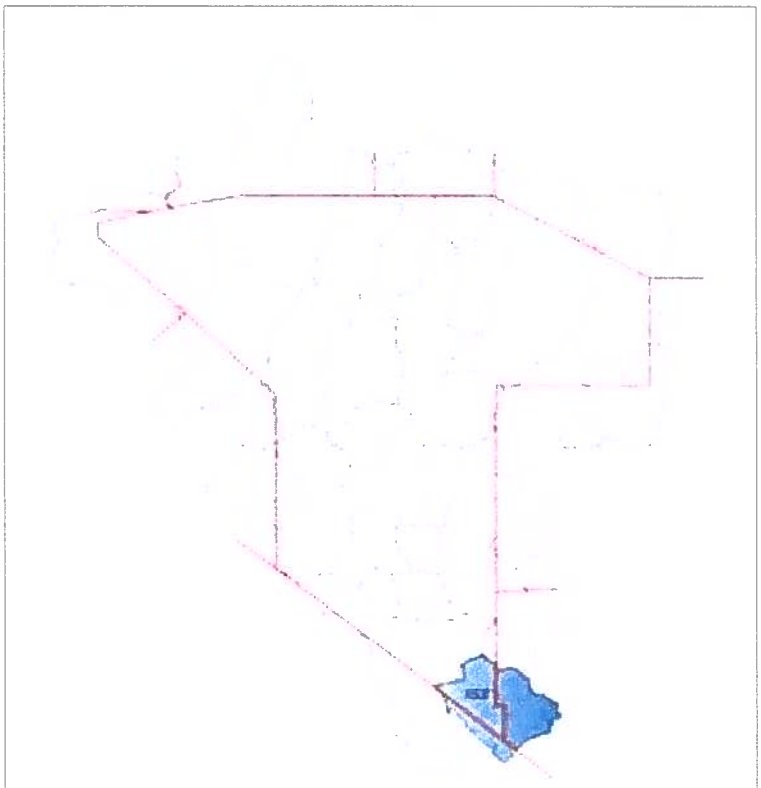
CHAPTER SIX

Conservation



Pahrump Basin (Hydrographic Basin 162)

INTRODUCTION

"If we have learned any lessons during the past few decades, perhaps the most important is that preservation of our environment is not a partisan challenge; it's common sense. Our physical health, our social happiness, and our economic well-being will be sustained only by all of us working in partnership as thoughtful, effective stewards of our natural resources."[lxxii]

This chapter provides information about development and utilization of water, water supply and quality, flood control and flood damage prevention, as well as the development of renewable energy systems. This chapter contains goals, objectives, and policies to protect, maintain the Pahrump Valley's natural resources.

NEVADA REVISED STATUTES (NRS 278.160): Subject Matter of the Master Plan states:

Conservation plan: for the conservation, development and utilization of natural resources, including, without limitation, water and its hydraulic force, underground water, water supply, solar or wind energy, forests, soils, rivers and other waters, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan, prevention, control and correction of the erosion of soils through proper clearing, grading and landscaping, beaches and shores, and protection of watersheds. The plan must also indicate the maximum tolerable level of air pollution.

DEVELOPMENT AND UTILIZATION OF NATURAL RESOURCES

AIR QUALITY

The quality of the air affects the health and well-being of the populous, as well as visibility, including the clear night-time sky. Air quality also affects ecosystem health. PM-10 – are particles with diameters of less than 10 microns which can be inhaled deep into the lungs, causing serious health problems such as asthma, bronchitis, emphysema, and pneumonia. The major contributors to the PM-10 emissions in the PRPD were unpaved roadways, construction activities and disturbed vacant lands. "Common sources of PM10 are: burning fuels, such as wood in woodstoves and fireplaces or diesel combustion from motor vehicles; crushing or grinding; dust from unpaved roads, construction sites and other disturbed land surfaces; and industrial processes."[lxxiii]

"Beginning in 2001, the State of Nevada Bureau of Air Quality Planning (BAQP) began an air quality monitoring program in the Pahrump Valley. This monitoring indicated exceedances of the PM-10 National Ambient Air Quality Standards (NAAQS)"[lxxiv]. In an effort to proactively address these concerns and prevent the risk of the PRPD being designated as an air quality "non-attainment area" in September 2003, the BOCC signed a Memorandum of Understanding (MOU) between the Nevada Division of Environmental Protection (NDEP), the Pahrump Town Board (PTB) and the U. S. Environmental Protection Agency (EPA). The MOU required that Nye County and NDEP implement specific measures by 2006 to reduce the PM-10 emissions in the Pahrump Valley. Under the MOU, Nye County and NDEP developed a Clean Air Action Plan (CAAP), which outlined all the air quality control measures that we have now implemented. The CAAP was designed to bring the Pahrump Valley into compliance with federal air quality standards.

"The MOU became the first step to attain and maintain the NAAQS for PM-10".[lxxv] Reductions in PM-10 have been achieved through paving or chip sealing roadways, implementation of comprehensive Air Quality Program that established programs regarding land disturbance and dust control enforcement. Continued monitoring in Pahrump has shown that annual concentrations of PM10 have decreased in most of the monitored locations and remain well below the annual standard. The 24-hour PM-10 concentrations in Pahrump remain steady at or near the standards. Through the success of the Air Quality Program, the annual standard have had been surpassed for many years and the number of exceedances of the 24-hour standard have been eliminated with the exception of those that occur during uncontrollable, high wind events.[lxxvi]

The MOU set a compliance deadline of December 31, 2009, by which the NAAQS (National Ambient Air Quality Standards) were to be attained, followed by a five-year maintenance period ending on December 31, 2014.[lxxvii] With the increase in population and new home development it is imperative that we continue to closely monitor our PM-10 concentrations in Pahrump to ensure best practices are followed with our PM-10 management.

In order to continue to maintain improved air quality that meets or exceeds the national standards, Goals, objectives, and policies related to air quality are included in this section.

FLOOD CONTROL AND DRAINAGE

The Flood Control Master Plan Map shown on Figure 6.1 shows a system of proposed retention basins – located primarily on BLM managed lands, and conveyance channels throughout the community. The purpose of the retention basins is to reduce peak flows and downstream flows. The basins are designed to hold and discharge low flow rates over an extended period of time. In certain cases, basins can also be utilized as neighborhood or regional parks. The channels for the most part are designed as open channel segments that can retain and capture as much water as possible during minor storm events for ground water recharge purposes[lxxviii]. As the population of the Planning District increases along with building and development investments, a significant burden is placed on storm water facilities to deal with flood water efficiently and effectively.

"Development of the Flood Control Master Plan included reviews of previous hydrology and other studies prepared including the following":[lxxix]

- "Streets and Highways Capital Improvement Plan, FY 2006-2015", approved July 20, 2005.
- "Pahrump Capital Improvements Plan & Impact Study, Drainage and Flood Control Update – Northern CIP" September 16, 2005.
- "Adequate Public Facilities Master Plan, May 5, 2006, 4th Draft".
- "Capital Improvement Plan, FY 2006 – 2015" dated September 2005. (Adopted with the exception of the Drainage and Flood Control sections)
- "Adequate Public Facilities Plan and Policy, August 7, 2006, 5th Draft".
- "Pahrump Regional Flood Control District Service Plan – Final Report – June 2, 2008"
- "Pahrump Regional Flood Control District Master Plan approved September 1st, 2009, but not implemented.

Flood control planning enables county authorities to identify and mitigate areas of the highest potential flood hazard and provide continuity in facility development. The implementation of flood control plans are completely dependent upon a network of drainage facilities complemented by properly sized and strategically located storm water conveyance, retention, and detention facilities. The Flood Control Plan is necessary to ensure that adequate facilities are provided during the anticipated growth of Pahrump and to allow flexibility for future improvements.

Pahrump Flood Zone Mapping

In October 2020, Nye County drafted a request for FEMA Partnership for the Pahrump Phase I Risk MAP Project and become a Community Technical Partner to reduce flood hazards and mitigate flood risks. The project was funded by FEMA for $257,500.00 and work began in October 2021. The project is scheduled for completion in June 2023 and will be sent to FEMA for final approval.

A large, urbanized portion of the Town of Pahrump is currently mapped under FEMA Zone AO (depth, velocity) floodplains, largely from Wheeler Wash. Upon review of historic FIRM panels, these Zone AO floodplains date back at least to the 1990 FIRM panels. Typically, the Zone AO floodplain classification is issued to designate the potential high hazard flooding condition associated with flow path uncertainty on an active alluvial fan. By the concentric shape of the FEMA Zone AO floodplains, and the alluvial fan landform in the upper watershed, it is assumed that the delineations covering the Town in the lower watershed were based on a FEMA FAN model approach. Given the current FEMA Zone AO floodplain mapping impacting the Town, the Pahrump Phase I Risk MAP Project will provide the following benefits:

- **Updated Topographic Data.** At the start of the Pahrump Phase 1 Risk MAP Project, the best available topographic data will be 11 years old. The improvements and development taking place within the past 11 years are not adequately captured in the current topographic data. Furthermore, having updated topographic data will help the town, developers, and stakeholders better plan to be more flood resilient.

  Updated topographic data will allow for detailed hydrologic and hydraulic (H&H) modeling to be conducted under the Pahrump Phase I Risk MAP Project. Detailed H&H will translate to better flood hazard and flood risk information for the residents and businesses residing in Pahrump. In addition to the basis for H&H modeling, the updated topographic data will be the basis for detailed floodplain mapping completed under the planned Pahrump Phase II Risk MAP Project.

- **Detailed H&H Modeling.** Given the date (1990 FIRM panel) of much of the current FEMA Zone AO (depth, velocity) floodplain, one may assume that the supporting H&H is also at least 30 years old and likely based on a FEMA FAN modeling approach. Under the Pahrump Phase I Risk MAP Project, detailed, state-of-the-art H&H modeling will be completed utilizing updated topographic data, the most current land-use plans, the most current NOAA rainfall and storm patterns, the most current soils data, and industry-standard modeling practices. Detailed H&H modeling will be conducted using a 2-dimensional modeling approach to accurately reflect the large-scale, broad, shallow, sheet flow flood conditions impacting the City of Pahrump within the Study Area.

The detailed, 2-dimensional H&H modeling results will provide City and County staff, residents, developers, and stakeholders accurate flow magnitude, depth, velocity, and extent data at a scale that can be

used for long-term flood protection master planning, flood hazard delineations, flood risk evaluations, emergency preparedness, and effective public outreach.

As discussed above, acquired topographic data and new, detailed H&H modeling under Phase 1 will serve as the basis for Phase II evaluation and remapping of much of the current FEMA Zone AO (depth, velocity) floodplain covering the City of Pahrump. In addition, this topographic data and detailed H&H modeling will be used to develop valuable non-regulatory flood mapping products, which have been shown to be valuable flood hazard/risk communication tools.

Project Description

New aerial mapping topographic data will be collected for the approximately 66 square mile Study Area. H&H modeling will be conducted for approximately 300 square miles of contributing area – of which, 66 square miles will be detailed H&H based on the updated topographic data and 234 square miles will be approximate H&H based on currently available County mapping (11 years old) and USGS topographic data.

Project Capability

The County is reaffirming its commitment to proactive floodplain management. To do this, the County is currently coordinating with a consultant to help evaluate and plan for future flood hazard mitigation projects.

Increased Resiliency

As part of the overarching GOAL of increased resiliency, Nye County is dedicated to helping the community be prepared for future flooding. To achieve increased resiliency and mitigate flood damage, the Pahrump Phase I Risk MAP Project will provide this rural community updated topographic data and a better understanding of flood risks. Phase I data and information will be used for future detailed flood hazard mapping, development of non-regulatory flood risk products/mapping, and preparation of materials to better communicate to those at risk the potential flood hazards/risks in their community.

DFIRM Panels

The Pahrump Phase I Risk MAP Project's area of detailed modeling is located within the following FIRM panels: 32023O8850F, 8845G, 8840G, 8825F, 8815F, 8900F.

In November 2022, Nye County reaffirmed its commitment to proactive floodplain management with FEMA and applied for Pahrump Phase II Risk MAP Project – Floodplain Mapping Update. Phase II entails remapping of approximately 37.5 square miles of Zone AO floodplains and approximately 0.2 square miles of Zone A floodplains. It will utilize the modeling results from the detailed hydrologic and hydraulic analyses conducted under Phase I. Nye County was approved for $219,100.00 for Phase II and work will begin in Fall of 2023. New FIRMS will be available sometime in 2025.

National Flood Insurance Program (NFIP)

The NFIP was created by Congress in 1968 and provides insurance to help reduce the socio-economic impact of floods. Flood insurance is a separate policy that can cover buildings, building contents, or both. For a community to participate in the NFIP, it must adopt a floodplain management ordinance that meets or exceeds the minimum NFIP criteria and have a Flood Insurance Rate Map (FIRM) or a Flood Hazard Boundary Map (FHBM). In 2022, FEMA introduced a new rating methodology, Risk Rating 2.0. This new method considers specific characteristics of a building to provide a more modern, individualized, and equitable flood insurance

rate. More information on the NFIP can be found on the Floodplain Management page of the Nye County website.

Goals, objectives, and policies related to flood control and drainage are included within this chapter.

RENEWABLE ENERGY

"Solar resources in Nye County are among the best in the nation for both concentrating solar power (CSP) and photovoltaic (PV) systems. In March 2010 Nye County performed a Suitability Analysis for Nye County Solar Generation, transmission, and related Support Facilities. The suitability model included primary variables of solar resources, slope, and land exclusions (federally protected lands). Secondary variables included proximity to flood and seismic hazards, proximity to roads and power transmission corridors, visual resources and threatened or endangered species habitats. The analysis results were presented in a map showing the locations of "good, better and best" suitable lands in Nye County for solar development".[lxxx] Much of the lands within the PRPD scored a "better" solar suitability ranking. With abundant open land, the Pahrump Regional Planning District is well-suited for the development of low-profile, low water use renewable energy projects. Goals, objectives, and policies related to encouraging the development of renewable energy facilities using resource appropriate technologies in suitable areas of the community are included in this chapter.

SOILS AND EROSION CONTROL

As recognized by the Flood Control and Air Quality Programs, the most environmentally dangerous period of development is the initial construction phase when land is cleared of vegetation and graded. Removal of the natural vegetation, crust and topsoil makes the exposed areas particularly susceptible to wind and water erosion. Low Impact Development (LID) is an approach to land development (or re-development) that works with nature to manage storm water by preserving natural landscape features, minimize imperviousness to create functional and appealing site drainage. Drought and concerns about water quality have prompted interest in the treatment and reuse of storm water as a viable resource. "LID strategies control water at the source – rainfall and runoff. It is a decentralized system that distributes storm water across a project site in order to replenish groundwater supplies rather than sending it into a system of storm drainpipes and channelized networks that control water in a large storm water management facility".[lxxxi] Map Figure 6.3 shows the soil suitability for development map from the U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS).

Goals, policies, and objectives are included in this chapter to encourage the implementation of LID principles and practices to control soil erosion.

WATER – "Whiskey is for drinking; water is for fighting"lxxxii

Groundwater is one of our most important resources in the arid southwest. Southern Nye County has been ranked as one of the most rapidly growing areas in the United States. In 1990 the community of Pahrump was home to about 7,500 people; by 2000, the community had grown to over 24,000 and today, according to the Nevada State Demographer's Office, is roughly 42,828. "Virtually all of the water available for use in the PRPD is ground water pumped from wells less than a thousand feet deep."[lxxxiii]. As early as 1990, it was acknowledged by the Nevada Department of Water Resources (NDWR) that they overcommitted groundwater resources in the Pahrump Valley through their subdivision approval process.

The document – Pahrump Growth Management Options Study, Draft Report, states "the current situation results from the fact that most residential water rights in the Pahrump Valley were transferred with agricultural land sold for residential development. As a result, DWR approves parceling requests only if water rights in the amount of 2 afa per lot accompany the request if creating a new parcel entitled to a domestic well." [lxxxiv]

In December 2017, Jason King, P.E., State Engineer signed Order 1293 requiring "1. Any person proposing to drill a new domestic well must obtain an existing water right in good standing, subject to review of the State Engineer, of not less than 2.0 acre-feet annually and relinquish the water right to serve the domestic well.; 2. Any entity that has already relinquished sufficient water rights to serve a new domestic well is excepted from this order.; 3. A domestic well requiring rehabilitation as defined by NAC 534.189 is hereby excepted.; and 4. The reconditioning of a domestic well as defined by NAC 534.188. or replacement of an existing domestic well is excepted from this Order unless the well is located in an area where water can be furnished by an entity such as a water district or a municipality presently engaged in furnishing water to the inhabitants thereof."[lxxxv]

This section focuses on the major water issue facing the Pahrump Valley: primarily, the availability of water for sustainable growth. Water is a critical factor in the future development of the Valley and considerable efforts have been made to present a land use plan that accurately represents the "total population which the available natural resources will support without unreasonable impairment", in accordance with the Nevada Revised Statues (278.020). The key references used are:

- Nye County Water District Water Supply Investigation Appraisal Report, dated September 9, 2013, written by Glorieta Geoscience, Inc., Meghan Hodgins, Elke Naumburg, Ph.D., Jim Riesterer, P.G. and BEC Environmental, Inc., funded by a U.S. Bureau of Reclamation Grant in 2011.

- Community Source Water Protection Plan for Public Water Systems in Nye County, Nevada, dated November 2012, prepared by the Nye County CSWP Team, and endorsed by the Nevada Division of Environmental protection (NDEP) Bureau of Water Pollution Control (BWPC).

- Groundwater Evaluation (GWE) Program for Southern Nye County, funded in 2006 by the Department of Energy (DOE) and conducted by the Nye County Nuclear Waste Repository Project Office.

- Nye County Water Resources Plan (NCWRP), dated August 2004, written by Tom Buqo, Consulting Hydrogeologist. NCWRP 2017 update, dated June 2017 written by MaryEllen C. Giampaoli, Environmental Compliance Specialist, TerraSpectra Geomatics, and Jamieson Geological, Inc.

- Southern Nye County Ground-Water Evaluation Proposal, dated July 2003, from the Nye County Department of Natural Resources and Federal Facilities

- Pahrump Basin 162 Groundwater Management Plan – Version February 2018. Prepared for the Nye County Water District Governing Board. Prepared by: Nye County Water District

Nye County Water District

Legislation authorizing the formation of the Nye County Water District (NCWD) was approved by the Nevada legislature on June 18, 2007. NCWD was formed to develop sustainable sources of water for the long-term economic development and benefit of the residents of Nye County. The Mission Statement of the Nye County Water District Governing Board is "Provide, protect and preserve water resources in Nye County." The NCWD is working to:

1. Develop a long-term sustainability plan of development for the water resources in Nye County;
2. Evaluate and mitigate the environmental impacts associated with resource use;
3. Better define the groundwater and surface water resources conditions in Nye County; and
4. Define alternative approaches for the management of the water resources of the region.

The Powers and duties of the NCWD are outlined within Chapter 542 (Nye County Water District Act) of the Nevada Revised Statutes.

Ground Water Management Plan Committee

The BOCC formed a Ground Water Management Plan Committee to assist in the development of a Groundwater Management Plan for Basin 162 in order to balance growth to the available water supply in the Pahrump Valley. A Ground Water Management Plan may include:

- A study of the hydrology and the physical characteristics of the basin as well as the geographic spacing and location of the withdrawals of groundwater from the basin,
- Quality of water in the basin;
- Methods for management of the groundwater in a manner that balances the long-term extraction with replenishment and provide for the common benefit of all water users.
- Ensure sufficient groundwater levels are maintained for reliable, sustainable, efficient and cost-effective pumping, and
- Strategies for protection of the quality of groundwater resources.

Water Rights

"In the State of Nevada, water rights once granted are considered real property and can be sold, traded, and leased and the place and manner of use can be changed with the State Engineer's approval. All waters within the state of Nevada, whether above or beneath the surface of the ground, belong to the public. A state issued water "right" gives the owner guaranteed use of the water for a specified beneficial use. Prospective users of water, such as developers of multi-family apartments, residential subdivisions, or commercial/industrial projects are required to purchase and own an adequate quantity of certificated water rights for the projected use".[lxxxvi]

Perennial Yield

The concept of perennial yield (sometimes called sustainable yield) is the "maximum amount of ground water that can be used each year over the long term without depleting the ground-water reservoir"[lxxxvii]. One theory of sustainable yield expresses it as a percentage of recharge while other researchers, I.e., Maimone (2004) suggest a holistic approach based on the following components:

1. Develop an understanding of the local, subregional, and regional effects, and interactions thereof.
2. Develop a comprehensive conceptual water budget, including surface water and ground water, and consumptive vs. non-consumptive use.
3. Understand the boundaries and rate of replenishment of the system.
4. Understand human water needs and their changing nature.
5. Consider the temporal aspects of yield, including droughts and floods.
6. Consider the effects of new technology and changes in societal perceptions.
7. Work with stakeholders to understand the tradeoffs and develop consensus.
8. Recognize the interdisciplinary nature of the impacts of groundwater utilization[lxxxviii].

Past studies have estimated the perennial yield of the Pahrump Basin (Table 6.1); these estimates range from 12,000 to 26,000 afa. Until recently, the official perennial yield published by NDWR for Basin 162 was 12,000 afa; however, this number was increased to 20,000 afa in March 2014. According to State Engineer Jason King, the increase was based on the expectation that future use of water in the basin would include capturing water that currently flows out the southwest side of the basin.

Perennial yield is one of the key assumptions used as the basis for "full build out", as described in Chapter 4 (Land Use). The range of perennial yields considered is 12,000 afa to 37,000 afa. The lower number corresponds with the estimate produced by Malmberg (1967), while the higher number corresponds to the upper estimate of 26,000 afa from Harrill (1986) plus 11,000 afa (assumed) of imported water. The quantity of water assumed to be imported from nearby basins is based on the capacity of a preliminary pipeline design and cost estimate provided by the Nye County Water District. Given the wide range of water supply estimates and the impacts of limited water supply on future growth, this plan is based on 20,000-acre feet annual. It is important that continued management and conservation of water resources ensures its availability in the future.

Table 6.1: Pahrump Valley Water Supply Studies

Year	Recharge AFA	Perennial Yield AFA	Sub-Surface Outflow AFA	Source
1909	TBD	TBD	Assumed None	Possible just qualitative or very rough estimates – Mendenhall
1921	TBD	TBD	Assumed None	Possible just qualitative or very rough estimates – Waring
1922-36	TBD	TBD	Assumed None	University of Nevada Agricultural Experiment Station (cited in Hardman, 1934, 1949)
1948	23,000	No Estimate	Assumed None	Nevada Water Resources Bulletin 5, Maxey, and Jameson
1967	22,000	12,000	12,000	USGS Water-Supply Paper 1832, Malmberg
1986	22,000-26,000	19,000 – 26,000	18,000	USGS Water-Supply Paper 2279, Harrill (groundwater recharge model estimate was 37,000 afa)
2004	22,000	12,000 – 19,000 (30,000*)	13,000	Nye County Water Plan, Buqo (also cited 26,000 afa for sustainable yield). Water budget estimates were Nevada Dept. of Conservation and Natural Resources, 1971.
2010	26,000 - 31,000	No Estimate	Confined model	Comartin (UNR), newest estimate for recharge was 31,000 afa, but used 26,000-acre feet in groundwater model based to be consistent with other groundwater models.

2015	20,000-31,000	Assumed None	Nye County Water District funded study (calculated 31,000 AFA by applying Las Vegas Recharge Efficiency to sub-basins, but normalized to 20,000 AFA) [lxxxix]
2020	21,532	Yes	Desert Research Institute (precipitation rates using the Epstein method (2010)[xc]

*Buqo states, "The results of recent re-evaluations of water budgets in southern Nevada suggest that the perennial yield of Pahrump Valley could be higher, on the order of 30,000-acre feet per year or more." (Page 95, specific studies were not cited.)

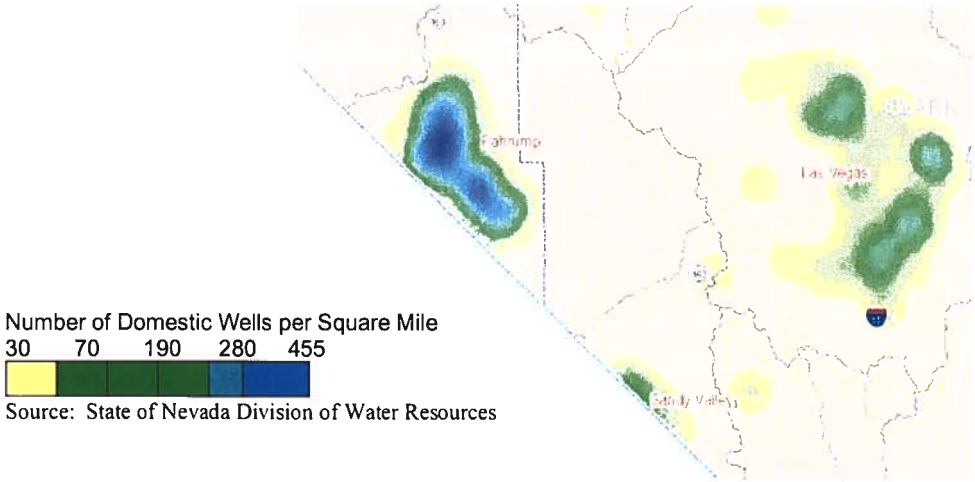
Groundwater Withdrawal

"Basin 162 is one of the most over-appropriated basins in Nevada with the State Engineer's Office setting the perennial yield at 20,000 acre-feet/annually (AFA). The perennial yield includes an outflow component that could be attributed to a deep carbonate aquifer that is currently not being pumped. The current annual pumping of Basin 162 is on the order of 15,742 AFA, while the total estimated water rights allocated is approximately 63,439 AFA. With a perianal yield of 20,000 AFA the resulting overallocation is on the order of 43,400 AFA, but due to over dedications by utilities the actual achievable pumping would be less. In addition, the overallocation of 43,400 does not consider anticipated retirement of over dedicated water rights and returns of non-consumptive use, which are summarized in Section 10. " [xci]

This information indicates the potential groundwater withdrawals in the Pahrump Basin at 68,125 [xcii] afa based on the existing water rights, commercial and other usage at developed properties, estimated domestic well use, and the potential future domestic well use at platted residential lots that have not yet been developed.

NRS 534.180 requires that owners of domestic wells must obtain approval from the local governing body to use water from a domestic well for accessory dwelling units, must install a water meter capable of measuring the total withdrawal of water from the well and must ensure that the total water withdrawal does not exceed 2 afa.

Table 6.2: Allocated Water Rights in the Pahrump Basin



Source: State of Nevada Division of Water Resources

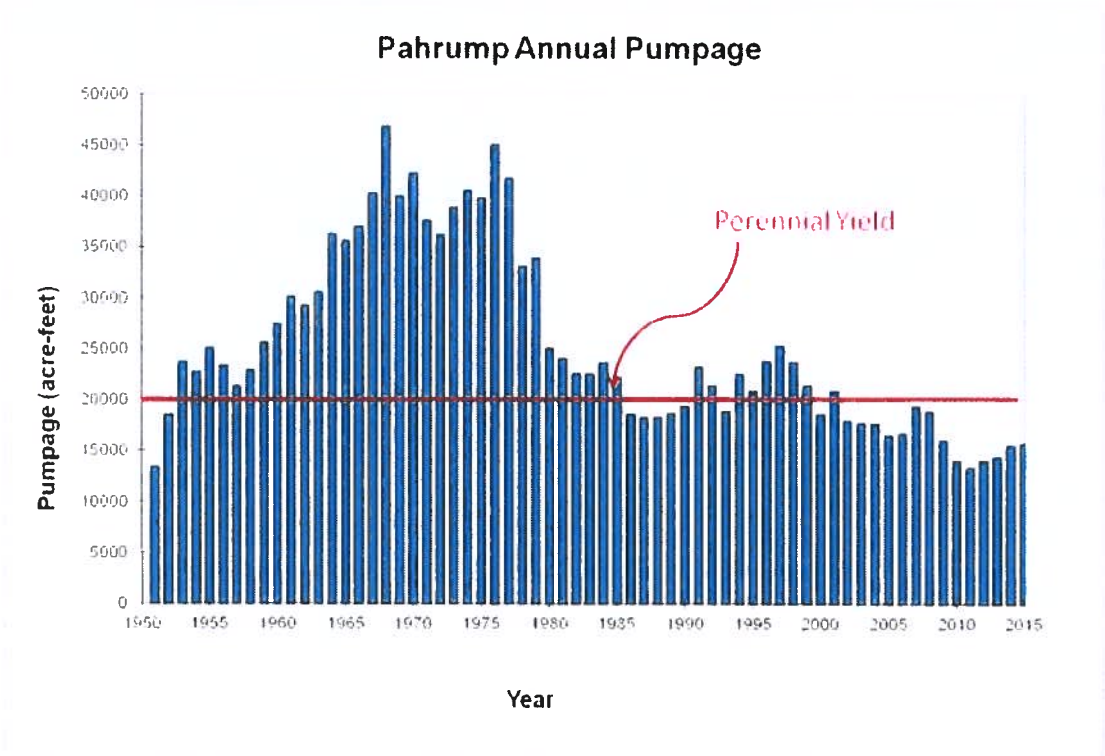


Table 6.3: Historical Annual Pumpage in the Pahrump Valley

Manner of Use	Acre-Feet
• Commercial	1,097
• Domestic	7,291
• Irrigation	10,520
• Municipal and Quasi-municipal	38,762
• Other	755
Total Allocated Water Rights	**58,425**
Existing domestic wells = 11,106	5,520
Potential new domestic wells = 8,500	4,250
Total Potential Pumpage	**68,195**

Per Capita Use

Gallons per capita per day (gpcd) is the number of gallons of water used per person per day for all manners of use except agriculture. The USGS (Kenney et al., 2009) estimated per capita water use in the state of Nevada at 190 gpcd for domestic (i.e., household, and outdoor use [gardens, yards, etc.]) purposes[xciii]. The same study estimated use in Nye County at 205 to 335 gpcd, with an average of 266 gpcd. The three larger utility companies in the PRPD estimate the average residential utility customer use in Pahrump at 118 gpcd (assuming an average of 2.42 persons per household).

Nevada DWR estimates average domestic well use in Pahrump and Amargosa basins at 0.5 afa, or about 186 gpcd (assuming an average of 2.42 persons per household and one household per domestic well). The NCWD Water Supply Appraisal Report[xciv] estimated a higher average use of 0.72 afa, based on Kenney's average use of 266 gpcd and assuming 2.42 persons per household.

Public Water Systems [xcv]

Currently there are no municipally operated public water or sewer systems in Pahrump. Developers of subdivisions in the Pahrump Valley install the water and sewer infrastructure and then turn it over to the respective utility company to operate. In the PRPD there are three utility service areas as discussed in Chapter 3, each utility has a designated tariff which includes rules, rates, requirements, and other issues addressing the provision of services within their service territory. It should be noted that even though these private utility companies have service areas associated with each, services are not necessarily available throughout the individual service areas.

Many land-use experts who study suburban development vs. compact (mixed use) development, point to various examples where the use of resources within suburban developments are significantly greater, especially with regard to lot sizes, for example, a case study from Las Vegas reveals that a decrease in housing lot size over the past two decades resulted in a slow but steady drop in average per account water use. In another study for the City of Tucson, AZ shows that surprising water savings can be realized if new urban and suburban developments incorporate higher densities, water reuse, and water efficient xeriscape landscape design and irrigation practices[xcvi].

Aquifers

NDWR recognizes two separate aquifers in Pahrump Valley: the alluvial fan aquifer and the valley floor aquifer. The alluvial fan aquifer, formed at the base of the Spring Mountains, is composed of coarse-grained materials (cobbles, gravels, sand) and conducts water from the recharge area (the Spring Mountains) toward the valley. The valley floor aquifer is composed of fine-grained materials (sand, silt, clay), and conducts groundwater much more slowly than the alluvial fan aquifer. Springs sometimes form along the boundary between the fan and floor aquifers when more water is moving through the fan aquifer than can be taken into the floor aquifer.

Some wells were drilled in the fan aquifer; however, the majority of wells (domestic and other) were drilled in the valley floor. The Nye County Water District's Water Level Measurement Program was originally established by the Nye County Nuclear Waste Repository Project Office (NWRPO), has measured water levels in the Pahrump and Amargosa Valleys since 1999 and has documented groundwater level declines in much of the valley floor aquifer as well as increases in the water level in the alluvial fan aquifer.

Cone of Depression

The cone of depression is when groundwater is pumped in a well, water flows from the aquifer into the well, and the water levels around the well decrease. The amount of decline typically becomes less the greater the radial distance from the well. This effect is called a cone of depression. A capture zone is the volume of aquifer through which groundwater flows to a pumping well over a given time. When multiple wells are pumping in a given area, the underground water levels can be temporarily or permanently lowered, and the cones of depression and capture zones may overlap, enhancing the total water level change. If the water level drops below the pump in a given well, the pump may need to be lowered or the well deepened to allow further pumping.

In the Pahrump Valley, one-acre homesites (the smallest parcel on which a septic system can be used along with domestic well), site design should be considered with wells arranged such that the cones of depression and capture zones do not overlap (i.e., two or more wells located near a common property corner). This causes water levels in the area to decline faster than if the wells were arranged with larger spacing between them. The amount of water level decline due to pumping is influenced by not just the pumping rate, but also by the aquifer materials (finer-grained materials generally have lower permeability and water levels decline faster than in coarser materials).

DWR "Designated" the Pahrump Basin

During the 1990's and the State Engineer began taking numerous actions to minimize pumping and control groundwater drawdown in the Pahrump Valley by imposing additional conditions and restrictions on water use in the basin (i.e., "designating" the basin). These conditions and restrictions include:

- Restriction on issuance of new water right permits;
- Water rights are relinquished for subdividing or parceling.
- Utilities must acquire excess water rights; and
- Water rights can be forfeited for non-use.[xcvii]

Critical Management Area

The State Engineer can administer based on priority date, call for beneficial use or designate the basin as a critical management area pursuant to NRS 534.110(7). To date, no basin in Nevada has been designated by the State Engineer as a critical management area. The implications of the Pahrump basin being designated a critical management area could include limitations on development, changes in water rights valuations, and restrictions to domestic well use. In December 2017, Order 1293 was issued by the Nevada Division of Water Resources to regulate drilling of new domestic wells within the Pahrump Artesian Basin. In July 2018, Order 1293A was issued, amending the previous Order, by adding conditions "5. Persons that filed a Notice of Intent to Drill with the Division of Water Resources between December 15 and 19, 2017, as identified in Exhibit "A", which Notice(s) were denied upon the issuance of Order 1293, may re-file a Notice of Intent to be reconsidered under this exception to the Order. 6. Any person that can demonstrate that they filed an application for a zoning and/or building permit with the Nye County Departments of Planning or Building and Safety on or before December 19, 2017, for a parcel eligible for a domestic well, is excepted from this Order." [xcviii]

Water Conservation/Consumptive Use

Water Conservation means using less water and recycling water so that it can be used again. Consumptive use is the water that is consumed, lost through evaporation, or is otherwise not returned to the basin. As indicated throughout this Master Plan, the population of the Pahrump Valley is growing as is the thirst for water. In order to responsibly manage the water resources within Basin 162, it is imperative that conservation and best water management practices are promoted. New supplies of water, secured through water recycling, water use efficiency programs, education and groundwater quality protection will be needed to serve the increasing demand.

The Total Water Usage table below (Table 6.4) provides insight into the level of community conservation efforts (in terms of average water use per person per day) that would be required to support overall increases in population. In the example below, the solid color lines through the table represent the sustainable level of total yearly usage in acre-feet of water at the three perennial yield estimates used in this chapter. The green line represents 12,000 afa (published figure from the USGS Water-Supply Paper), the yellow line represents 20,000 afa (State Engineer's increase in perennial yield and the red line represents 37,000 afa (a more optimistic projected number that includes 11,000 afa of imported water).

The yearly usage figures in the table are calculated for each level of average daily usage by multiplying the population figure by that daily usage figure in gallons (the "gpcd") and then by 365 days a year to get yearly usage in gallons. Dividing by 325,851 gallons/acre-feet then converts the calculation to "afa". For a given perennial yield figure, usage in an amount higher than that perennial yield (i.e.: below the line in the table) will cause groundwater levels to drop and deplete the basin over long-term.

As an example, if we wish to grow to a population of 120,000 people, at today's official perennial yield figure of 20,000 afa, we will have had to reduce our average daily water usage per person to 150 gpcd by then. Our present usage level is estimated to be in the 250- 300 gpcd range including the commercial and municipal usage that supports the community's population.

Table 6.4: Pahrump Total Water usage (in afa) by Population at Different GPCD Rates

Pahrump	Total Water Usage (in AFY) at Different Gallons Per Capita Per Day Rates													
Population	150 gpcd	200 gpcd	225 gpcd	250 gpcd	275 gpcd	300 gpcd	325 gpcd	350 gpcd	375 gpcd	400 gpcd	425 gpcd	450 gpcd	475 gpcd	500 gpcd
25,000	4,201	5,601	6,301	7,001	7,701	8,401	9,101	9,801	10,501	11,201	11,902	12,602	13,302	14,002
27,500	4,621	6,161	6,931	7,701	8,471	9,241	10,011	10,781	11,551	12,322	13,092	13,862	14,632	15,402
30,000	5,041	6,721	7,561	8,401	9,241	10,081	10,921	11,762	12,602	13,442	14,282	15,122	15,962	16,802
32,500	5,461	7,281	8,191	9,101	10,011	10,921	11,832	12,742	13,652	14,562	15,472	16,382	17,292	18,202
35,000	5,881	7,841	8,821	9,801	10,781	11,762	12,742	13,722	14,702	15,682	16,662	17,642	18,622	19,603
37,500	6,301	8,401	9,451	10,501	11,551	12,602	13,652	14,702	15,752	16,802	17,852	18,902	19,953	21,003
40,000	6,721	8,961	10,081	11,201	12,322	13,442	14,562	15,682	16,802	17,922	19,042	20,163	21,283	22,403
42,500	7,141	9,521	10,711	11,902	13,092	14,282	15,472	16,662	17,852	19,042	20,233	21,423	22,613	23,803
45,000	7,561	10,081	11,341	12,602	13,862	15,122	16,382	17,642	18,902	20,163	21,423	22,683	23,943	25,203
47,500	7,981	10,641	11,972	13,302	14,632	15,962	17,292	18,622	19,953	21,283	22,613	23,943	25,273	26,603
50,000	8,401	11,201	12,602	14,002	15,402	16,802	18,202	19,603	21,003	22,403	23,803	25,203	26,603	28,004
52,500	8,821	11,762	13,232	14,702	16,172	17,642	19,112	20,583	22,053	23,523	24,993	26,463	27,934	29,404
55,000	9,241	12,322	13,862	15,402	16,942	18,482	20,023	21,563	23,103	24,643	26,183	27,724	29,264	30,804
57,500	9,661	12,882	14,492	16,102	17,712	19,322	20,933	22,543	24,153	25,763	27,374	28,984	30,594	32,204
60,000	10,081	13,442	15,122	16,802	18,482	20,163	21,843	23,523	25,203	26,883	28,564	30,244	31,924	33,604
62,500	10,501	14,002	15,752	17,502	19,252	21,003	22,753	24,503	26,253	28,004	29,754	31,504	33,254	35,004
65,000	10,921	14,562	16,382	18,202	20,023	21,843	23,663	25,483	27,304	29,124	30,944	32,764	34,584	36,405
67,500	11,341	15,122	17,012	18,902	20,793	22,683	24,573	26,463	28,354	30,244	32,134	34,024	35,915	37,805
70,000	11,762	15,682	17,642	19,603	21,563	23,523	25,483	27,444	29,404	31,364	33,324	35,285	37,245	39,205
72,500	12,182	16,242	18,272	20,303	22,333	24,363	26,393	28,424	30,454	32,484	34,514	36,545	38,575	40,605
75,000	12,602	16,802	18,902	21,003	23,103	25,203	27,304	29,404	31,504	33,604	35,705	37,805	39,905	42,005
77,500	13,022	17,362	19,533	21,703	23,873	26,043	28,214	30,384	32,554	34,724	36,895	39,065	41,235	43,406
80,000	13,442	17,922	20,163	22,403	24,643	26,883	29,124	31,364	33,604	35,845	38,085	40,325	42,565	44,806
82,500	13,862	18,482	20,793	23,103	25,413	27,724	30,034	32,344	34,654	36,965	39,275	41,585	43,896	46,206
85,000	14,282	19,042	21,423	23,803	26,183	28,564	30,944	33,324	35,705	38,085	40,465	42,846	45,226	47,606
87,500	14,702	19,603	22,053	24,503	26,953	29,404	31,854	34,304	36,755	39,205	41,655	44,106	46,556	49,006
90,000	15,122	20,163	22,683	25,203	27,724	30,244	32,764	35,285	37,805	40,325	42,846	45,366	47,886	50,406
92,500	15,542	20,723	23,313	25,903	28,494	31,084	33,674	36,265	38,855	41,445	44,036	46,626	49,216	51,807
95,000	15,962	21,283	23,943	26,603	29,264	31,924	34,584	37,245	39,905	42,565	45,226	47,886	50,546	53,207
97,250	16,340	21,787	24,510	27,233	29,957	32,680	35,404	38,127	40,850	43,574	46,297	49,020	51,744	54,467
100,000	16,802	22,403	25,203	28,004	30,804	33,604	36,405	39,205	42,005	44,806	47,606	50,406	53,207	56,007
102,500	17,222	22,963	25,833	28,704	31,574	34,444	37,315	40,185	43,056	45,926	48,796	51,667	54,537	57,407
105,000	17,642	23,523	26,463	29,404	32,344	35,285	38,225	41,165	44,106	47,046	49,986	52,927	55,867	58,808
107,500	18,062	24,083	27,093	30,104	33,114	36,125	39,135	42,145	45,156	48,166	51,177	54,187	57,197	60,208
110,000	18,482	24,643	27,724	30,804	33,884	36,965	40,045	43,126	46,206	49,286	52,367	55,447	58,528	61,608
112,500	18,902	25,203	28,354	31,504	34,654	37,805	40,955	44,106	47,256	50,406	53,557	56,707	59,858	63,008
115,000	19,322	25,763	28,984	32,204	35,425	38,645	41,865	45,086	48,306	51,527	54,747	57,967	61,188	64,408
117,500	19,743	26,323	29,614	32,904	36,195	39,485	42,775	46,066	49,356	52,647	55,937	59,228	62,518	65,808
120,000	20,163	26,883	30,244	33,604	36,965	40,325	43,686	47,046	50,406	53,767	57,127	60,488	63,848	67,209
122,500	20,583	27,444	30,874	34,304	37,735	41,165	44,596	48,026	51,457	54,887	58,317	61,748	65,178	68,609
125,000	21,003	28,004	31,504	35,004	38,505	42,005	45,506	49,006	52,507	56,007	59,508	63,008	66,509	70,009
127,500	21,423	28,564	32,134	35,705	39,275	42,846	46,416	49,986	53,557	57,127	60,698	64,268	67,839	71,409
130,000	21,843	29,124	32,764	36,405	40,045	43,686	47,326	50,967	54,607	58,247	61,888	65,528	69,169	72,809

CONSERVATION PLAN GOALS, OBJECTIVES, and POLICIES

The following goals and objectives address planning measures related to the development and utilization and protection of Pahrump Valley's natural resources.

Goal 1: Preserve and properly manage where possible, enhance the quality of the natural resources of the Pahrump Valley for existing and future generations.

Objective A: Continue to develop land use regulations that are capable of providing responsible growth without long-term degradation to the natural resources of the Pahrump Valley.

Goal 2: Continue to monitor air quality at construction sites for the protection of the health of the community and environment.

Objective A: Work collaboratively with NDEP, EPA, Nye County, and the Town of Pahrump to carry on the improvements that have been made since implementation of the Air Quality program.

Objective B: Curtail the generation of fugitive dust from all potential sources.

Policy 1: Reduce the amount of airborne particulate matter caused by land disturbances and construction through continued implementation of the Air Quality program.

Policy 2: Develop educational outreach programs related to promoting improved air quality and reducing the causes of air-quality health-related issues.

Objective C: Continue to follow Nye County Code Title 15.28: Dust Control Regulations within the PRPD.

Policy 1: Appoint a Hearing Officer to assist in enforcing dust control regulations.

Policy 2: Issue Notices of Alleged Violation and implement fines to those persons that are alleged to have committed a violation of the dust control regulations.

Goal 3: Review Nye County Code and implement improvements where needed to the Air Quality program.

Objective A: Continue to implement the codes and ordinances that have helped to achieve air quality that is better than the primary "attainment" standard.

Policy 1: Require Street improvements at the time of development for the long-term maintenance of improved air quality.

Policy 2: Consider implementing additional low-cost alternatives to asphalt paving in certain circumstances as long as air quality is not degraded and street standards are not compromised.

Goal 4: Encourage and support development of site and technology-appropriate renewable energy projects.

Objective A: Provide opportunities for the development of renewable energy projects and other similar and supportive industries.

Policy 1: Ensure that renewable energy projects and related facilities are viable, adequately maintained, are compatible with surrounding land uses and that site rehabilitation will be completed upon termination of the project.

Policy 2: Ensure that best practices for limiting water consumption in construction and operation phases.

Goal 5: Promote public health, safety, and general welfare by minimizing losses due to floods.

Objective A: Ensure that potential property buyers are notified that property is in an area of special flood hazard. Educate potential property buyers of the FEMA flood hazard designations that may impact properties.

Policy 1: The Storm Water Drainage and Flood Control District Service Plan of the Adequate Public Facilities Plan shall be the guiding document for the review of land development and flood and drainage issues for Pahrump Valley.

Objective B: Develop a public awareness program to inform those who occupy the areas of special flood hazard of the County's Flood Damage Prevention Ordinances.

Policy 1: Properly manage the floodplain to minimize damage due to flooding and protect life and property.

Policy 2: Restrict, prohibit, or mitigate uses that are dangerous to health, safety, and property due to water or erosion hazards, or that result in damaging increases in erosion, flood heights or storm water velocities.

Policy 3: Require that uses vulnerable to floods be protected against flood damage at the time of initial construction.

Policy 4: Control the alteration (grading, dredging, and other development that may increase flood damage) of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters.

Policy 5: Continue to minimize the need for rescue and relief efforts associated with flooding.

Policy 6: Prevent the construction of flood barriers that will unnaturally divert flood hazards into other areas.

Goal 6: Approach storm water management from a multi-use/multi-disciplinary aspect for the overall benefit of the community.

Objective A: Collaboratively develop solutions to various storm water management problems that achieve cost-effective reductions in flood damages.

Policy 1: Balance the need to safely and cost effectively move storm water with the environmental and aesthetic needs of the community.

Objective B: Proactively manage the flow paths, drainage channels and arroyos as natural open space amenities throughout the community.

Policy 1: The County should proactively acquire areas within and adjacent to significant drainage channels.

Policy 2: Preserve the native plants within and along such flow paths to improve water quality and minimize erosion of the channels

Goal 7: Where appropriate, encourage development to consider Low Impact Development (LID) standards to minimize impervious areas, runoff, and pollution by incorporating best management practices.

Objective A: Incorporate LID technologies and practices into the development codes.

Policy 1: The County shall adopt land development regulations that consider the impact of land use on water quality and quantity.

Policy 2: Allow the use of pervious materials on driveways, parking lots and sidewalks as long as air quality standards are not compromised.

Policy 3: Revise codes to provide reductions in the number of required parking spaces if additional landscaped buffers and parking lot landscaping are provided.

Goal 8: Develop water conservation goals for all of Nye County that is covered by Hydrographic Basin 162 in accordance with the adopted Ground Water Management Plan Advisory Committee.

Objective A: Implement water conservation strategies consistent with the adopted Ground Water Management Plan this is currently being developed to optimize use of the present water supply.

Objective B: Establish and promote conservation programs through education, incentives, and best management practices.

Policy 1: Create a community focused on water conservation.

Policy 2: Promote public education programs that promote water conservation.

Objective C: Promote opportunities to recover and utilize wastewater for beneficial purposes.

Policy 1: Encourage the use of reclaimed wastewater for non-potable uses, as well as dual plumbing that allows gray water from showers, sinks and washers to be reused for landscape irrigation.

Objective D: Adopt water conservation policies and programs that reduce current and future water demands.

Policy 1: Implement regulations that require reducing water use through increased efficiency especially with respect to landscape irrigation.

Policy 2: Establish and enforce restrictions on residential uses of high water-use turf, promote plant materials appropriate for our specific arid desert climate, including native drought tolerant/resistant varieties of plants.

Policy 3: Implement LID principles and practices to enhance available water for landscape purposes.

Policy 4: Work cooperatively with the Town of Pahrump, striving to convert park areas to water efficient landscape design standards.

Policy 5: Implement civil penalties for wasting water.

Objective E: Integrate sound land use planning principles with water management planning.

Policy 1: When a building permit is issued, the county shall provide water-wise home and landscape design educational information, regarding indoor and outdoor water use best management practices.

Policy 2: Restructure impact fees to encourage the construction of water-wise buildings and low water use fixtures.

Objective F: Develop and implement a Community Drought Management Plan.

Policy 1: Develop a public awareness program to alert residents of drought conditions and its potential impact on our community.

Policy 2: Examine the need to develop policies to manage water demand during drought-related shortages.

Objective G: Investigate the use of Managed Aquifer Recharge (MAR) techniques to redistribute basin groundwater to stressed areas of the valley.

Goal 9: Implement the policies outlined within the Ground Water Management Plan to protect the quality and quantity of Pahrump Basin groundwater.

Objective A: Utilize the best available information in coordination with federal, state and local agencies to define a Pahrump Valley water budget that protects the quality and quantity of groundwater resources and prevents excessive groundwater withdrawal.

Policy 1: Evaluate groundwater conservation measures and policies for regulation of water usage, reduction of land use densities, and possible water use restrictions.

Policy 2: Consider the Community Source Water Protection Plan for Public Water Systems in Nye County, Nevada, to manage the potential sources of ground water contamination within the community.

Policy 3: Working with the Nye County Water District, develop an aquifer recharge overlay classification which set standards to protect the function of the aquifer recharge areas.

Policy 4: Develop mechanisms to achieve the greatest public benefit for domestic water use, business and industry, economic development, sanitation, and fire protection in an equitable manner.

Policy 5: Support Nye County Water District efforts to better characterize both water supply and water use in Pahrump Water Basin (#162), by establishing land use regulations that support the scientific evidence.

Policy 6: Evaluate the availability of water for importation from other basins where water is currently under-utilized.

Objective B: Review and improve all design codes, construction processes, and inspection procedures to ensure that ISDS do not become a groundwater contamination risk.

Objective C: Generate an ISDS Maintenance Ordinance that requires regular inspection and repair of existing septic systems to keep them in proper working order.
Objective D: Prepare a "Groundwater Contamination Response Plan" to educate the community as to what measures will be forced by the State Health Department when a neighborhood becomes contaminated.

Policy 1: Develop and provide educational information on the proper use and maintenance of septic systems.

Goal 10: Manage water resources in a manner that relies on sound science.

Objective A: Participate in ongoing efforts to develop accurate assessments of water supply and demand in the Pahrump Valley.

Policy 1: Recommend updates to building and zoning standards related to water use and conservation based on input and findings from other County affiliated water management organizations.

Goal 11: Working with Nye County Board of County Commissioners and other County affiliated water management organizations, develop and implement progressive and comprehensive water conservation programs.

Objective A: Establish and adjust goals over time to achieve higher levels of conservation.

Policy 1: Develop a measured approach to achieve incremental reductions in the gallons per capita per day (gpcd) over a number of years to achieve an overall goal of 198 gpcd.

Policy 2: Develop incentives and other flexible tools that inspire the community to participate in conservation efforts.

Goal 12: Provide water master planning to ensure potable water supplies/facilities are provided to all residential and non-residential structures in the community.

Objective A: Identify appropriate sites for future water waste/water treatment facilities.

Objective B: Continue to examine the possibility of purchasing one, some or all of the private water waste/water systems in the Pahrump Valley.

Policy 1: The Pahrump Regional Planning Commission shall strive to coordinate planning efforts with public utility providers to identify priority areas in Pahrump for facility expansions and upgrades.

Policy 2: The Pahrump Regional Planning Commission shall strive to coordinate the development process with public utility providers to ensure that distribution facilities are adequately sized to accommodate future development.

Policy 3: The Pahrump Regional Planning Commission will cooperate with the State and the public utility providers in advancing water conservation efforts.

Policy 4: Encourage new master planned subdivisions and commercial developments to connect to a public water system.

Goal 13: Protect groundwater and environmental quality.

Objective A: Determine and prioritize where sanitary sewer services should be extended to accommodate existing and proposed developments.

Objective B: Where a public utility system is not available, explore alternatives that can provide cost effective service.

Objective C: Examine reclaiming treatment plant effluent for beneficial re-use.

Objective D: Reduce the impact that individual septic disposal systems can have on ground water quality through public educational programs.

Objective E: Utilize a variety of policies to ensure that adequate sewage collection and treatment facilities are provided to all residential and non-residential structures in the community.

Objective F: Implement strategies to address problems with On-Site Sewage Disposal Systems (OSDS) in areas of hydro-collapsible, expansive soils or in areas of high nitrates.

Policy 1: When feasible, effluent shall be used for irrigation of parks, open space, golf courses, and landscaping.

Goal 14: Continue to monitor trends, pursue solutions and update the reference documents listed in this chapter every five (5) years.

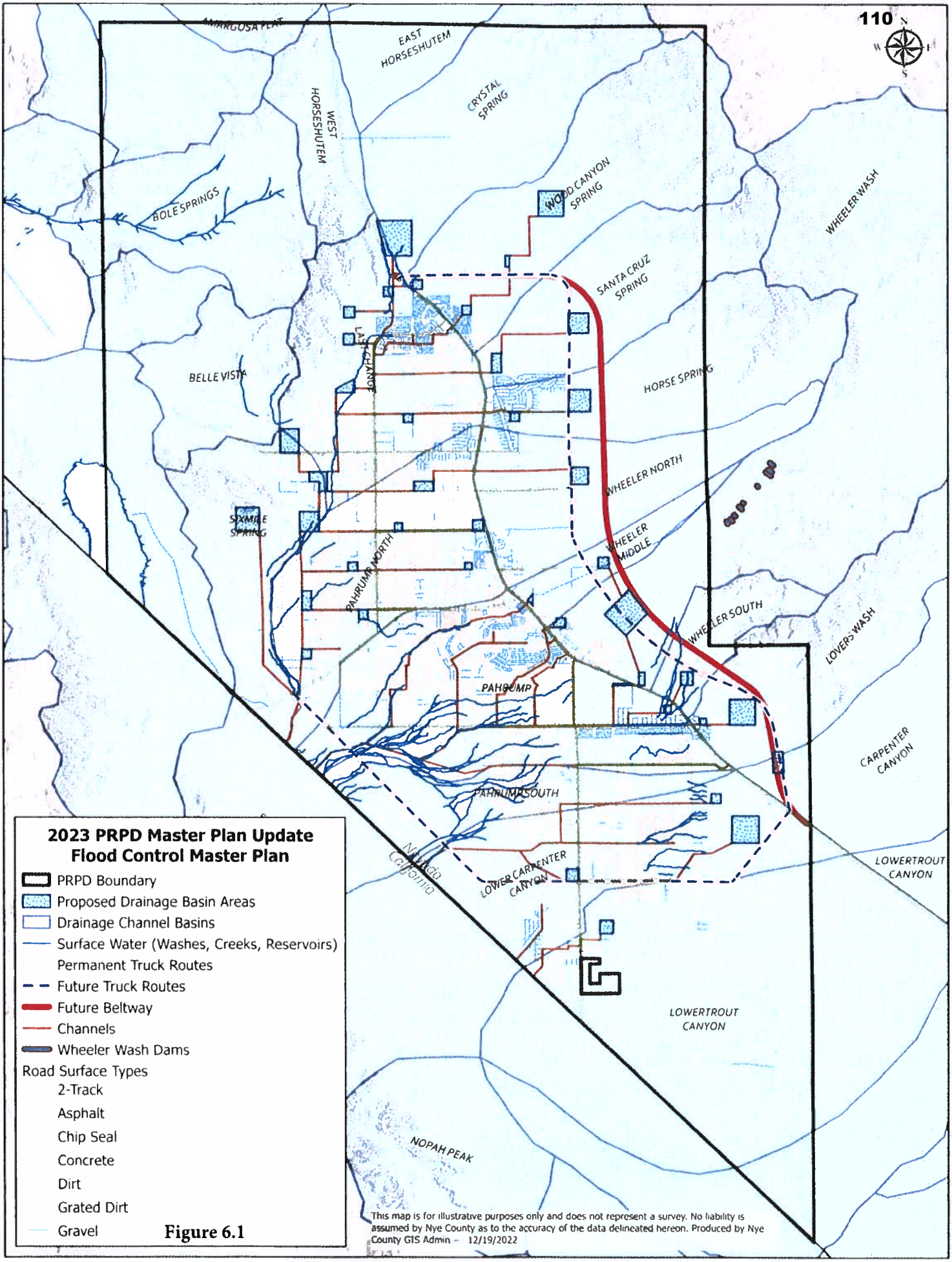
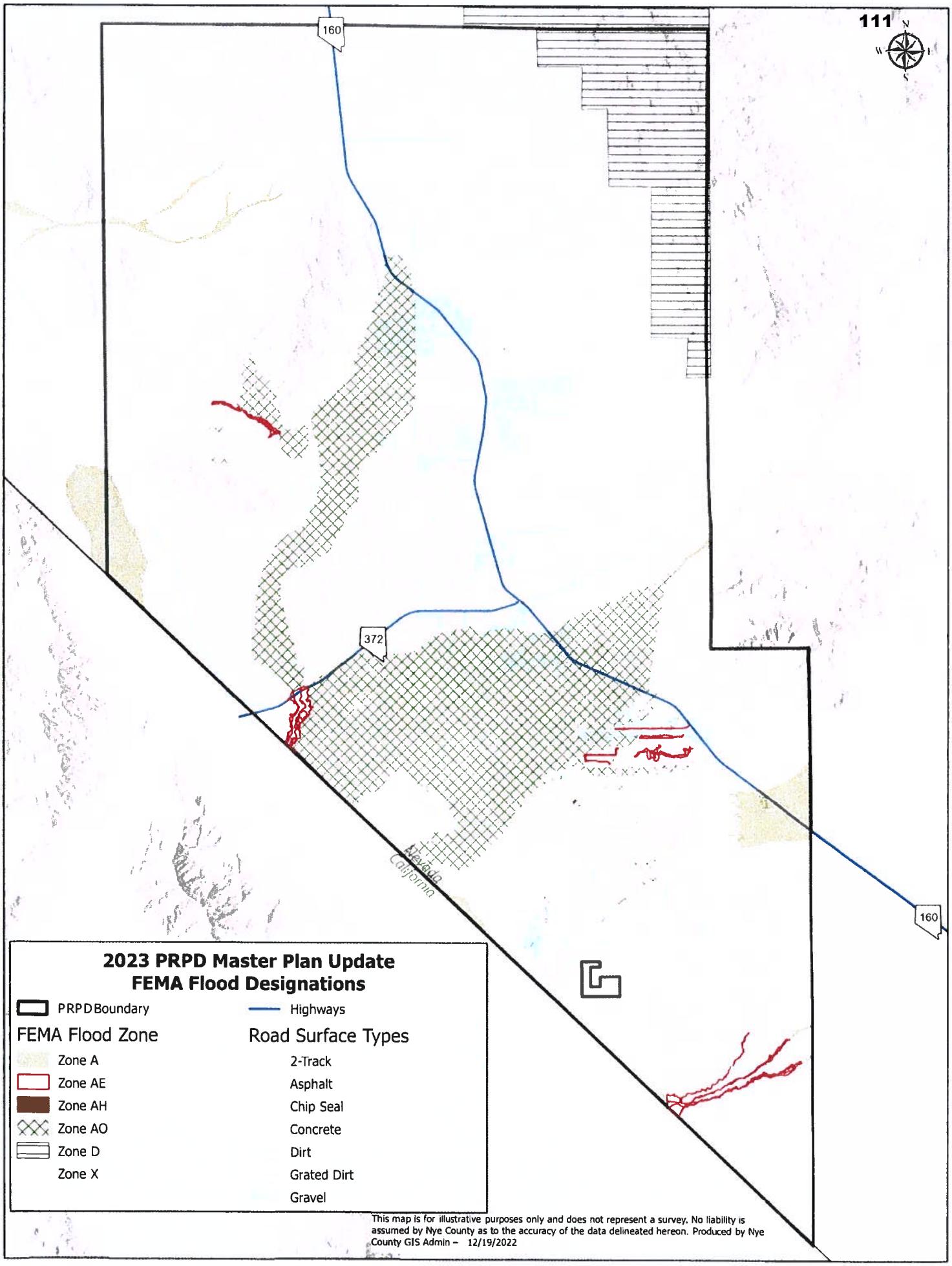

MARGOSA FLAT
EAST HORSESHUTEM
WEST HORSESHUTEM
CRYSTAL SPRING
WOOD CANYON SPRING
WHEELER WASH
BOLE SPRINGS
SANTA CRUZ SPRING
LAS VEGAS
BELLE VISTA
HORSE SPRING
WHEELER NORTH
SIXMILE SPRING
WHEELER MIDDLE
PAHRUMP NORTH
WHEELER SOUTH
LOVERS WASH
PAHRUMP
CARPENTER CANYON
PAHRUMP SOUTH
Nevada
California
LOWER CARPENTER CANYON
LOWERTROUT CANYON
LOWERTROUT CANYON
NOPAH PEAK
2023 PRPD Master Plan Update
Flood Control Master Plan
PRPD Boundary
Proposed Drainage Basin Areas
Drainage Channel Basins
Surface Water (Washes, Creeks, Reservoirs)
Permanent Truck Routes
Future Truck Routes
Future Beltway
Channels
Wheeler Wash Dams
Road Surface Types
2-Track
Asphalt
Chip Seal
Concrete
Dirt
Grated Dirt
Gravel
This map is for illustrative purposes only and does not represent a survey. No liability is assumed by Nye County as to the accuracy of the data delineated hereon. Produced by Nye County GIS Admin – 12/19/2022

Figure 6.1



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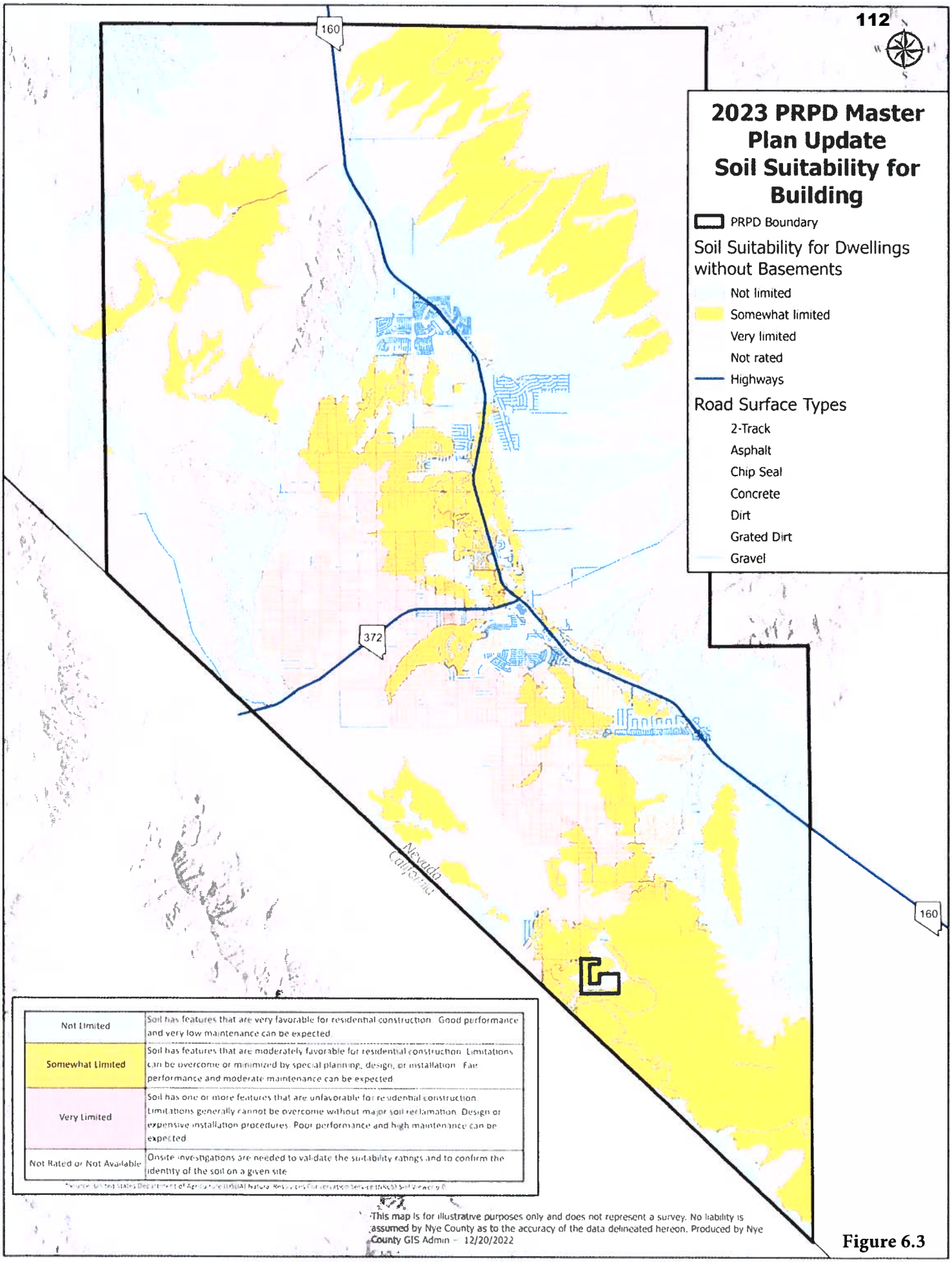

Not Limited	Soil has features that are very favorable for residential construction. Good performance and very low maintenance can be expected.
Somewhat Limited	Soil has features that are moderately favorable for residential construction. Limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected.
Very Limited	Soil has one or more features that are unfavorable for residential construction. Limitations generally cannot be overcome without major soil reclamation, design or expensive installation procedures. Poor performance and high maintenance can be expected.
Not Rated or Not Available	Onsite investigations are needed to validate the suitability ratings and to confirm the identity of the soil on a given site.

*Source: United States Department of Agriculture, Natural Resources Conservation Service (NRCS) Soil Survey.

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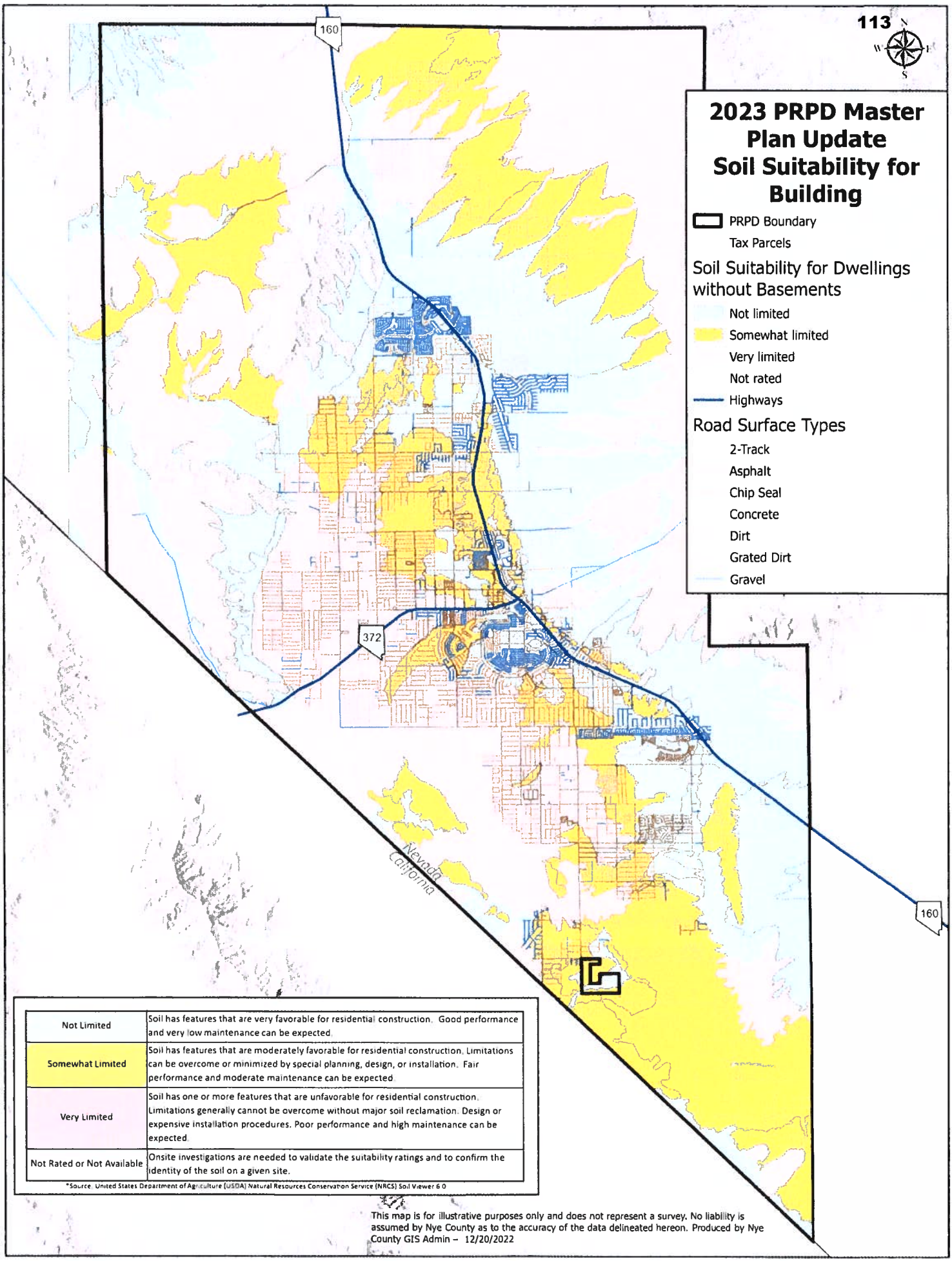
Figure 6.3



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Not Rated or Not Available	Onsite investigations are needed to validate the suitability ratings and to confirm the identity of the soil on a given site.

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CHAPTER SEVEN

Recreation Plan

INTRODUCTION

"You can learn more about a man in one hour of play than in a lifetime of conversation".[xcix]

The primary focus of this chapter is to articulate priorities to guide county strategies in the provision of recreational opportunities in the PRPD, ensuring that county resources are aligned with community priorities. The 2023-2028 Nye County Comprehensive Economic Development Strategy (CEDS) document identified, "…a variety of public facility improvements including needed community center facilities, improved recreation, and athletic facilities, and anew trailheads to support expanding outdoor recreation and tourism activities. .[c]

NEVADA REVISED STATUTES (NRS 278.160): Subject matter of the Master Plan provides the purpose of the Recreation Plan as,

> *Recreation Plan: Showing a comprehensive system of recreation areas, including without limitation, natural reservations, parks, parkways, trails, reserved riverbank strips, beaches, playgrounds, and other recreation areas, including when practicable, the locations and proposed development thereof." Parks and open space resources within our community include recreational, scenic, cultural, and historic aspects.*

Nye County facilitates recreational opportunities within the PRPD by coordinating with the Town of Pahrump. The County has provided picnic tables, benches, pet waste-stations, and other up-grades to the landscaping and water system for the ponds located at the Calvada Eye. The Public Works Department is actively developing bicycle lanes and walking paths along several major routes within the community when street improvements are made. Read more about efforts to develop bicycle facilities in Chapter Five, Transportation/Streets & Highways Plan. The Town of Pahrump continues to invest and improve the park facilities for the enjoyment of community residents and visitors.

At the present time the Town of Pahrump owns and maintains the majority of the public parks and recreational facilities within the PRPD. The Community Survey of 2020 identified that area residents highly valued the quality of life in the community, which was closely tied, "to the rural setting, the availability of land, the outdoor recreational opportunities, the beautiful scenery, the ability to see the stars at night, and the town parks. In that Community Assessment, area residents also identified the need for an indoor- multi-use facility. Funding for park and recreational facilities comes from a ½ of 1% room tax and in the past as PETT Funds were available, the County provided the Town up to $300,000 (three hundred) thousand toward Parks and Recreation purposes. The county has actively sought and has been awarded a number of grants to provide recreational opportunities. Some of these grant dollars awarded have been used to provide amenities at the Calvada Eye property, Kellogg Park, Ian Deutch Park, Simkins Park, Blosser Park, and Petrack Park.

As stated in the Transportation Chapter Goals, policies and objectives have been established to create an inter-connected network of facilities in order to provide for safe movement throughout the community for bicyclists and pedestrians. It is our GOAL to encourage development of a safe and proper system of shared use routes and trails throughout the community for bicyclists, pedestrians, and equestrians.

PARK STANDARDS THEN AND NOW

"Recreations' purpose is not to kill time, but to make life, not to keep a person occupied, but to keep them refreshed; not to offer an escape from life, but to provide a discovery of life." – Author Unknown

In 1914 Charles Downing Lay, a Landscape Architect, developed a method to estimate the park needs of a community and arrived at roughly one acre per 100 population.[ci]. In this scenario the Pahrump Regional Planning District would require approximately 385 acres of developed park and recreation facilities. The type of recreational facilities to be provided depends on community needs, cultural background, age, and socio-economic status of the population. According to the National Parks and Recreation Association, "the typical park and recreation agency has one park for every 2,232 residents" During the Covid-19 pandemic in October 2020, parks were used to support food delivery to vulnerable youth, older adults, and families. They served as vaccination and testing centers, and they served as emergency shelters.[cii]

COMMUNITY RECREATION INVENTORY

The community may want to consider including endangered species habitats, vacant lots, scenic view sheds, arroyos, floodplains, R.S. 2477 roads, and bike lanes on highways in addition to the developed properties listed below as part of its parks and/or recreation inventory.

- **Bob Ruud Community Center & Petrack Park** The park is nearly 35-acres in size with 21- acres developed. This park includes lighted outdoor ball fields, picnic tables, BBQ pits, multi-purpose field, tennis courts, basketball, horseshoe pits, playground equipment, permanent concession stand/public restrooms, an Olympic size swimming pool, and a three-room community center with kitchen facilities for event rentals.

  Park development occurred about 45 years ago and the Town has planned for an estimated $650,000 worth of park renovations to include: field lighting improvements, resurfacing the basketball court, installation of shade covers, and remodeling of the restrooms. This park is the location of the annual Pahrump Balloon Festival, Silver State Chili Cook-Off, and Fall Festival (also referred to as Harvest Festival by the long-time residents). Bob Ruud was a founding member of the community and the Petrack family was involved in community activities with their children. Both families were memorialized by naming the park and community center for them.

- **Simkins Park** Is an 8.7-acre park that has recently undergone major improvements that include: parking, installation of shade structures over the playground, an octagonal pavilion, picnic tables, softball field, renovated landscaping, and sidewalk. Two basketball courts will be added to the available amenities at Simkins Park. The Simkins family were involved in agricultural ventures in the valley during the early years and the park located on Simkins Road was named for them.

- **Ian Deutch Memorial Park** (formerly known as Honeysuckle) is named in honor of Nye County Sheriff Deputy Ian Deutch who was killed in the line of duty in 2010. It is an approximately 20-acre park that is the main park for little league and soccer teams with four lighted playing fields, tee-ball fields, bocce ball and a skate park. Planned improvements to make the skate park more user friendly include added lighting and shade covers totaling over $1,075,000. Work began on the skate park improvements in early 2023. This park also provides a concession stand, picnic tables, restrooms, water fountains, BBQ pits, a gazebo, and a large pavilion for special events.

- **McCullough Rodeo Arena** The arena has served as the town's rodeo grounds, complete with corrals, portable corrals, and stadium seating. It is used regularly for Rodeo Club practice, gymkhanas, barrel races and the Monster Truck Insanity Tour. The Town hosts an annual Pahrump rodeo in conjunction with the Fall Festival. It was named for Shauna McCullough, a member of the Pahrump Valley High School Rodeo Club, that died in a car accident in Pahrump in the early 1970's.

- **Blosser Park** It is located at 2300 N. David St. and is a 5-acre park with turf area and a backstop for softball practice[ciii]. There are no restrooms or water fountains at this quiet, neighborhood park, however it does have picnic tables and it is dog friendly. The park was named for Blosser family that raised cotton in the valley for many years.

- **Kellogg Park** It is located at 3650 E. Kellogg Road, and currently undergoing development. This park, located on the south side of the community, will provide much needed recreational opportunities for an underserved area of the community. Improvements include installing water lines, restrooms, playground and shade cover, dog-park facilities, sidewalks, parking lot and a turf area. The estimated cost of improvements is about $870,000. The park and street were named for Lois Kellogg, a Nye York debutante, that grew barley and started the Kellogg Ranch. The park is currently under construction.

- **The Calvada Eye** (also known as The Duck Ponds or The Eye) is a site that is owned and managed by Nye County. The Calvada Eye is being redeveloped into an office complex in a park-like setting. Originally, the Eye was developed by the Preferred Equities Corporation in the late 70's to help promote sales of their subdivisions. As such, many of the trees at the Eye are close to 50 years old and offer plenty of shade for dog-walkers and picnickers alike. The area is used each Fourth of July for a parade and pancake breakfast and the Eye is home to the springtime Bluegrass Festival. This facility is centrally located in the community with easy access and plenty of parking.

In addition to the parks listed above, the Nye County School District (NCSD) maintains sports fields and playgrounds in conjunction with each of the schools in the community. Map Figure 7.1 shows the locations of the park facilities throughout the community.

CULTURAL RECREATIONAL OPPORTUNITIES

- **Pahrump Community Library**
  1955 was the Town's first informal library, it served twenty-seven families. In 1974, Mrs. Joan Lewis became the first Librarian, and she would travel to the elementary school to read to the children. Doris Shirky was a proponent of the library and lobbied the County Commissioners for the building that was the old jail. The building is now referred to as "The Annex". In 1978, the old jail was converted into the library and eventually named after Ms. Shirky. The library moved to the Calvada Eye in 1993 until the facility had outgrown the 5,000 square-foot building. After a bond issue passed in 1998, the new Library began construction. The new facility opened in 2001 and is located at 701 East Street. The staff maintains all printed, audio and E-book collections. [civ]

- **Pahrump Valley Museum**
  is located at 410 E. Basin Avenue and features a historical collection of the early years of Pahrump that were donated by long time families of the Pahrump Valley. The exhibits include farming and mining equipment, early settlers, historic and political information as well as a southwestern garden. Harry "Buttons" Ford gave the parcel of land on Basin Avenue for the museum, along with farm machinery and well drilling equipment that belonged to Stanley Ford, his father. The gift shop contains Nye County History books, post cards, free publications and much more.[cv]

RECREATION OPPORTUNITIES

An abundance of private recreational opportunities exists in the community. Such facilities are built and maintained at no expense to taxpayers, yet contribute significantly to community livability, social wellbeing as well as recreational opportunities. There are a few private gyms and swimming pools, three local wineries, and RV parks with outdoor amphitheaters that have events throughout the year.

Explore the Areas located within driving distance of Pahrump and enjoy an exciting day trip. The Tourism Department compiled a list of places to explore:

- Amargosa Opera House & Hotel (home of ballerina Marta Beckett)
- Amargosa Dunes (they filmed a few scenes of Star Wars there)
- Ash Meadows (home of the pup fish)
- Beatty Museum
- China Ranch Date Farm (they filmed Indiana Jones here…)
- Dumont Dunes
- Furnace Creek
- Goldwell Open Air Museum (Rhyolite is just outside of Beatty)
- Wallace Canyon
- Elk Meadows Trails
- Spring Mountain National Recreation Area
- Wheeler Wells
- Carpenter Canyon
- Spring Mountain Motor Resort & Country Club
- Prairie Fire (formerly known as Front Sight)
- OU Farms

FUTURE RECREATIONAL OPPORTUNITIES

Public comment from the 2014 Master Plan Update as well as the 2020 Community Survey indicated a lack of organized recreational activities for community youth. There are opportunities to co-locate public facilities such as ball fields and water retention-facilities or school properties and park sites. The Town of Pahrump owns several undeveloped parcels that have potential use as future recreational opportunities, maintained as natural open space or offered for sale to fund improvements to existing facilities.

The Pahrump Fairgrounds

The Town of Pahrump is currently developing the plan for the Pahrump/Nye County Fairgrounds. It is a 427-acre site located near Dandelion Street and Hwy 160. Funding is being secured and this park is currently in the first stages of development. Proposed facilities include ball fields, exhibit halls and rodeo arena[cvi]. The planned expansion include development of a stormwater detention basin and drainage channels, paved parking, and the construction of a single-story 15,000 square-foot Community Development Center. Phase One of development included the construction of an access road, parking area, and fenced multi-purpose field. Phase Two included the installation of a well to support fairground water supply needs. Phase Three was the drainage study and flood control design. Phase Four will include construction and installation of the drainage basin and water channels.

Last Chance Park

The proposed park is located at the base of Shadow Mountain of the Last Chance Range in the northwest portion of Pahrump, this park currently is BLM managed land and is planned as a natural park area and will provide opportunities for rock climbing, hiking, mountain biking and equestrian trails.

OHV Trail System and Community Routes

The newly formed Nevada Commission on OHV's (NCOHV) is working to develop OHV opportunities in Nevada for residents as well as visitors. NRS 490 has been revised to allow a local community to "designate routes" for OHV use. Designation of such routes on the improved portion of the roadway would allow OHV rider to access the necessary services and points of interest, without riding in the unimproved portion of the ROW which can exacerbate the PM-10 air quality issues. Goals and objectives have been developed to support and encourage the designation of specific OHV routes throughout the community and for the development of a motorized trail recreation plan that includes trails on public lands.

The Nevada Division of Outdoor Recreation applied for a grant in 2021 "that will use OHV Program grant funds to commission a full-scale, third-party analysis of the economic impacts of outdoor recreation in Nevada and conduct an asset mapping inventory of outdoor recreation infrastructure/sites statewide to determine as comprehensively as possible the economic value added by outdoor recreation to the Nevada economy, including the economic impacts of the OHV/OSV/Off-Road industry clusters in the overall Nevada outdoor economy." According to the information provided in their application, "outdoor recreation generated some $788 billion in economic output, comprised 2.1 percent of the United States Gross Domestic Product, and supported 5.2 million jobs."[cvii] In 2020, the Nye County received a grant of $150,000 for the construction of trails and facilities for the Nye County OHV Park. The new park is 40 acres located within the Pahrump Fairgrounds property and is currently under development.

Bicycle & Pedestrian Facilities

A comprehensive, affordable approach to providing both bicycle and pedestrian facilities is encouraged. The RPC in conjunction with the BOCC, Nye County Public Works Department and the Planning Department will continue to work together "maximize the usefulness of existing infrastructure by improving the safety of shared roadway space. The Regional Planning Commission may decide to develop a separate bicycle and pedestrian plan. Having a plan in place facilitates applications for grants and other potential funding sources".[cviii]

Equestrian Trail System

Many (not all) properties within the PRPD are appropriate for raising livestock, that is, they are one-acre in size or more, appropriately zoned and are free of deed restrictions or CC&R's that would prohibit livestock. A community opinion that is strongly held by residents of the PRPD is that this is a rural to semi-rural community and that keeping horses and livestock is an important part of the community character. Motivated by the loss of "horse properties" in neighboring Clark County, Pahrump is poised to capitalize on this special market component, with the valley's wide-open spaces, multiple "horse-friendly" properties and access to vast acreages of BLM multiple use lands.

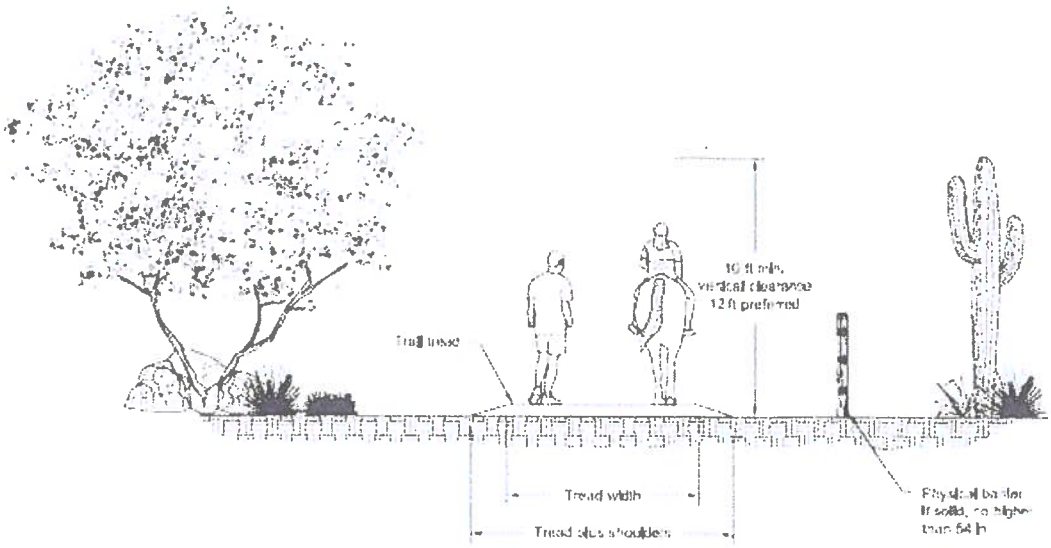

Figure 1 Example of a multi-use trail design

The American Horse Council Foundation's 2017 National Economic Impact Study reported the national statistics indicate that the horse industry provides approximately $50 billion in direct economic impacts – with indirect spending jumping to a staggering $122 billion dollars contributed to the American economy. There is a total employment impact of 1.7 million jobs within the industry.[cix] Approximately 28% of horse owners have a household income of greater than $100,000, and over 26% of horses live in communities of 50,000 persons or more. Almost half of horse owners are middle class, with incomes between $25,000 - $75,000.[cx] Contained within this chapter are Goals and policies that encourage and promote both horse and rider along with the development of equestrian facilities and trails. Read more about the community efforts to develop equestrian trails in Chapter 5 Transportation/Streets & Highways Plan.

RECREATION PLAN GOALS, OBJECTIVES, and POLICIES

GOAL 1: Provide a variety of active and passive recreational facilities necessary to meet the current and future needs of the residents and visitors.

Objective A: Provide quality parks and recreational facilities that include design requirements to ensure efficient long-term maintenance.

Policy 1: Continue to work with the Town to upgrade existing park and recreational facilities for the safety and convenience of the age groups that use them.

Objective B: Continue to require new residential development to provide parks and recreational facilities as an integral part of the development.

Policy 1: Evaluate appropriate requirements for the location and size criteria for the siting of park and recreational spaces to ensure that park sites have access, are appropriate in size and are safe.

Policy 2: Open space recreational lands shall be configured so as to be useable, offering the highest degree of visibility and accessibility.

Objective C: Leverage partnerships, including foundations and nonprofits, to develop a multi-use recreational facility with indoor courts, and amenities for people of all ages.

Policy 1: Encourage the contribution of private investments for public recreation use.

Objective D: Consider developing a separate master plan for bicyclist, equestrians, and pedestrians.

Policy 1: In order to help facilitate grant applications and other potential funding sources, the Nye County Planning Department should develop a coordinated long-term guide for future planning, design, and implementation of a community-wide system of shared-use routes, trails, and lanes.

Objective E: Continue to work in conjunction with the Finance Department to search for and secure grant funding or other funding to support this type of development.

GOAL 2: Continue to work with the Town, Nye County School District (NCSD), BLM and other public and private entities, to provide recreational opportunities.

Objective A: Pursue and preserve additional park and open space sites for community recreational facilities.

Policy 1: Provide incentives for development of regional, local and neighborhood parks and usable open spaces in all developments.

Objective B: Locate parks and recreational facilities along with schools, commercial, residential, or other compatible development to fulfill future recreational needs of the community.

Policy 1: Co-locate public facilities where practical to enhance recreational opportunities and public services while reducing development and operating costs.

Policy 2: Sites that serve multiple purposes, such as parks and stormwater detention areas shall be managed to maximize the public benefit.

Policy 3: In the event of a school closure, work with the NCSD to assure the public investment and assets such as; playground equipment and landscaping are properly maintained to provide continued recreational opportunities for the community.

Objective C: Encourage NDOT to invest in appropriate infrastructure in the PRPD for *bicycle lanes, routes, facilities, signs, and turnouts in designing roadways.*

GOAL 3: Develop cost-effective methods of acquiring, developing, operating, and maintaining natural areas and open spaces.

Objective A: Develop an interconnected system of trails using natural drainage ways.

Policy 1: Preserve and/or acquire flood channels for passive and active outdoor recreational, allowing stormwater and flood management to co-exist where appropriate.

Policy 2: Where possible, significant stands of native vegetation and shrubs should be incorporated into the location and design of the trail system.

Objective B: Nye County will continue to acquire parcels that are zoned Open Space and Master Planned as Open Space/Parks from the Nye County Treasurer Trust List, when deemed appropriate, for the intent of adding more parks to the community.

GOAL 4: Maximize existing assets by developing park facilities in-line with existing trends and popularity.

Objective A: Determine, through public workshops, surveys and other means, the recreational needs of the various community groups.

Policy 1: Investigate all sources of funding for the development of additional recreational amenities for the community.

GOAL 5: Provide bicycle, equestrian and OHV routes throughout the community.

Objective A: Develop legal trails, corridors, easements or routes for equestrian, bicycle and OHV uses within the community that access services and facilities as well as public lands.

Objective B: Continue to expand bicycle routes and lanes throughout the community.

Objective C: Create a system of designated trails and routes throughout the community that will provide opportunities for recreation as well as alternative modes of transportation e.g., cycling, walking, jogging, and OHV use.

Objective D: Recognize the social and economic benefits of developing an interconnected trail system throughout the community.

Policy 1: Connect major destinations and community services through a variety of routes and trails.

Policy 2: Consider bicycle, pedestrian and equestrian facilities when designing roadways.

Objective E: Encourage NDOT to invest in appropriate infrastructure in the PRPD for *bicycle lanes, routes, facilities, signs, and turnouts when designing improvements to existing roadways.*

GOAL 6: Continue to work collaboratively with the land management agencies to maximize the responsible use of public lands for recreational opportunities.

Objective A: Promote coordination and cooperation between public agencies, private organizations, and all trail users.

Policy 1: Continue to work with the BLM to ensure adequate lands are set aside for trail and trailhead development on public lands for the future recreation needs of the community.

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1. The State Land Use Planning Agency shall prepare, in cooperation with appropriate federal and state agencies and local governments throughout the State, plans or statements of policy concerning the acquisition and use of lands in the State of Nevada that are under federal management.

2. The State Land Use Planning Agency shall, in preparing the plans and statements of policy, identify lands which are suitable for acquisition for:

(a) Commercial, industrial, or residential development;

(b) The expansion of the property tax base, including the potential for an increase in revenue by the lease and sale of those lands; or

(c) Accommodating increases in the population of this State.

The plans or statements of policy must not include matters concerning zoning or the division of land and must be consistent with local plans and regulations concerning the use of private property.

3. The State Land Use Planning Agency shall:

(a) Encourage public comment upon the various matters treated in a proposed plan or statement of policy throughout its preparation and incorporate such comments into the proposed plan or statement of policy as are appropriate;

(b) Submit its work on a plan or statement of policy periodically for review and comment by the Land Use Planning Advisory Council and any committees of the Legislature or subcommittees of the Legislative Commission that deal with matters concerning the public lands;

(c) On or before February 1 of each odd-numbered year, prepare and submit a written report to the Legislature concerning any activities engaged in by the Agency pursuant to the provisions of this section during the immediately preceding biennium, including, without limitation:

(1) The progress and any results of its work; or

(2) Any plans or statements of policy prepared pursuant to this section; and

(d) Provide written responses to written comments received from a county or city upon the various matters treated in a proposed plan or statement of policy.

4. Whenever the State Land Use Planning Agency prepares plans or statements of policy pursuant to subsection 1 and submits those plans or policy statements to the Governor, Legislature or an agency of the Federal Government, the State Land Use Planning Agency shall include with each plan or statement of policy the comments and recommendations of:

(a) The Land Use Planning Advisory Council; and

(b) Any committees of the Legislature or subcommittees of the Legislative Commission that deal with matters concerning the public lands.

5. A plan or statement of policy must be approved by the governing bodies of the county and cities affected by it before it is put into effect.

(Added to NRS by 1983, 1882; A 1989, 1673; 1995, 643; 1997, 1032, 3251; 2011, 2478)

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[xxxiv] This section from the 2011 Nye County Comprehensive/Master Plan

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PHOTO CREDITS

Cover page - Welcome Sign – Q. Medici, Spring 2023
Page 5 - Executive Summary: 2022 Aerial – Sidwell/Portico website
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Wild Horse in Petrack Park – Q. Medici, Fall 2022
Chief Tecopa – Q. Medici, Spring 2023
Page 9 – Chief Tecopa, before 1904 – www.delightshotsprings.com
Page 16 – Starbucks, Tractor Supply and The Source – J. Ehrheart, Spring 2023
Page 19 – Aerial of Albertson's shopping center – www.LoopNet.com
Welcome Sign – Q. Medici, Spring 2023
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Dark Night Skies – www.NASA.gov
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Page 23 – Aerial of Beazer subdivision – Sidwell/Portico website
Page 24 – Beazer retention basin/walking trails – Q. Medici, Summer 2021
LEED image – U.S. Green Building Council, 2023
Page 29 – Horse at Info booth – Q. Medici, Fall 2023
Nye County Government Center – 2014 PRPD Master Plan Update
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Page 31 – Nye County Sheriff vehicle and Pahrump Valley Fire Dept. engines – Nye County and Town of Pahrump websites

Page 33 – Great Basin Water Co. treatment plant – 2014 PRPD Master Plan Update
Page 34 – Water tank – 2014 PRPD Master Plan Update
Page 35 – Baby goat – 2014 PRPD Master Plan Update
Chickens – Q. Medici, Fall 2022
Aerial view Wilson & NV Highway 160 – Sidwell/Portico website
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Page 71 – Pahrump Basin 162 image – Nye County Water District, Pahrump Groundwater Plan, Shaw Engineering, June 2, 2017
Page 72 – Poor Air quality example – Q. Medici, Fall 2022
Page 74 – Flood at Intermountain Medical office – Chief Lewis, July 2021
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Page 97 – Figure 1: Example of a multi-use trail design

8. **For Possible Action: Discussion, Direction Regarding the Capital Improvement Plan:** Update on the status of the Capital Improvements Plan (CIP).

Tyler Mulvey stated they are just waiting on the traffic counts and they are collecting them slowly because some counters have broken and are currently in finances docusign queue to be approved.

Public comment opened and closed at 6:38 pm with no comments.

Commissioner Carbone asked Mr. Mulvey how long the counters have been waiting for CIP approval.

Mr. Mulvey stated 15 days since it has been in docusign.

Commissioner Carbone stated he brought it up because they are having issues with that funding and don't know what they will be doing.

Commissioner Koenig asked how much they cost.

Mr. Mulvey stated 4 counters cost a little over $5000.

Commissioner Carbone stated they don't have any capital and it has been decreasing for the last three years.

PAHRUMP REGIONAL PLANNING COMMISSION – MASTER PLAN WORKSHOP

9. **For Possible Action:** Public Hearing, Discussion, and Deliberation to adopt, amend and adopt, or reject the Pahrump Regional Planning Commission Resolution No. 2023-14: A Resolution Adopting the 2023 Update of the Pahrump Regional Planning District Master Plan. (QM)

Qiana Medici stated what they have before them is the final draft of the Master Plan Update and she reviewed the back up. The document was sent to Pahrump Tourism, Pahrump Building and Grounds, Double M Construction and Nye County School District. The only comments received back were from Jimmy Martinez from Pahrump B & G. His only comment was the size of the community pool. She reviewed the maps in the back up and changes. Everything as far as formatting will be updated before it goes to the BOCC. One page that was missing was the photo references as well and it will be updated. They are tentatively scheduled for the Pahrump June BOCC meeting.

Commissioner Koenig commended Mrs. Medici for her job on the document. He has some minor corrections, and he will provide it to her.

Commissioner Blackstock stated Duckwater School is closed, should it be kept in or do we care and isn't Yucca Mountain dead.

Mrs. Medici stated not quite, so they left Yucca Mountain as a reference there.

Commissioner Turner stated he really like the map on page 107, the Pahrump Developed parcels map. And asked if it is available as a full-size map.

Commissioner Koenig stated he would like the maps bigger when it is final.

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

Motion: approve the MP document for 2023, **Action:** Approve, **Moved by** John Koenig, **Seconded by** Pamela Tyler.
Ms. Nelson asked if the motion can be amended to state Adopt Resolution 2023-14.

Commissioner Koenig amended his motion to state Recommend Adoption of Resolution 2023-14. Second amended by Commissioner Tyler.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 7).
Yes: Beth Lee, Debra Hayden, Gina Meredith, John Koenig, Pamela Tyler, Robert Blackstock, Walt Turner.

Commissioner Lee asked what the next steps are if this is adopted by the BOCC.

Mr. Osborne stated they will look at the VR-20 zoning and tackle that as our next step.

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

Next meeting is June 14th at 6 pm.

Public Comment:

11. **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 6:50 with no comments.

12. **Adjournment.**
Meeting adjourned at 6:50 pm.

CHAPTER ONE
COMMUNITY PROFILE

INTRODUCTION

"Knowledge is of two kinds. We know a subject ourselves, or we know where we can find information on it."

This section provides an overview of the history and existing conditions of the Pahrump Regional Planning District focusing primarily on Estimates from the Nevada State Demographer and Nevada Department of Taxation data for socio-economic and demographic information.

A BRIEF HISTORY OF PAHRUMP

The name "Pahrump" is derived from the Southern Paiutes who inhabited the Pahrump Valley centuries ago. The term "Pah" means water and "Rimpi" means stone or rock. It is believed that natural artesian springs once flowed generously, thus giving Pahrump its name. A century ago, settlers arrived and began farming the valley, with its fertile lands and abundance of water. According to Harry "Button" Ford, a long-time valley citizen, in an article published in the Pahrump Valley Magazine in 2002, even the Anasazi Indians were in the Pahrump Valley due to the availability of water.

The Old Spanish Trail crossed the Pahrump Valley between 1830 and 1848, to connect the trade route linking Santa Fe, New Mexico and Los Angeles, California. The trail facilitated trade between the states, allowing wool, spices, and the exchange of ideas to spread west across the United States. Most of the trail through the Pahrump Valley is on land managed by the Bureau of Land Management (BLM). On Dec. 4, 2002, President George W. Bush signed S-1946 - *The Old Spanish Trail Recognition Act*, into law. The bill officially designated the trail as a National Historic Trail, placing it among only 20 trails that have received national recognition by Congress since 1968.

According to Robert McCracken's book, *Pahrump: A Valley Waiting to Become a City*, Pahrump's modern history begins around 1917, with the arrival of the Pahrump Valley Company, owners of the Pahrump Ranch. It was the tradition of farming that helped to develop Pahrump into the community it is today. With artesian springs and agriculture in the fertile valley, the Town of Pahrump must have been an oasis in the hot, dry, Nevada desert.

Dating back to the late 1940's cotton was king of Pahrump. With the Hafen and Harris families arriving to pursue a farming career, cotton became the backbone of local industry. However, little evidence of that history remains. The old store near the Pahrump Ranch, the Lois Kellogg grain mill near Manse Ranch, and the Little Red School House, which was moved to Pahrump from Ash Meadows in 1945, are the few remnants of days past and are now located in the Pahrump Museum.

VICINITY

The Town of Pahrump is located in the southeast corner of Nye County and is 63 miles west of Las Vegas and 45 miles south of the Nevada National Security Site (NNSS, formerly known as the Nevada Test Site). The valley is approximately 40 miles long and 15 miles wide. The Town of Pahrump is located within the Pahrump Regional Planning District (PRPD), which has an area of approximately 369 square miles. Pahrump is the largest town in Nye County, which is the largest county in Nevada, and the third largest county in the lower 48 states in terms of land area with a total area of 18,147 square miles. Tonopah is the county seat and is located 165 miles north of Pahrump. The elevation of Pahrump

ranges from 2,500 to 2,750 above sea level, and the town is situated in the valley between the Nopah Range and the Spring Mountains.

FIGURE 1.1: REGIONAL MAP

POPULATION DEMOGRAPHIC AND HOUSING CHARACTERISTICS

Data referenced in this section was obtained primarily from the following sources; Estimates from NV State Demographer and the NV Department of Taxation, the American Community Survey (ACS) five year survey, from 2007 through 2011, the Nye County Planning Department Population Estimates and the Nye County Assessor's Office Certified Housing Unit Counts.

State Population Growth: The State of Nevada continues to experience population growth. In 1999, the U.S. News listed Nevada as the 2nd fastest growing state in the United States, increasing to a population of 3.08 million – an increase of the State's population by 388,303 persons, for a growth rate of approximately 1.75%.. In fact, Nevada's growth rate during this time period was significantly higher than the next closest state, Arizona, followed by Utah, Idaho, Texas, and North Carolina. Nevada is the only state that has maintained a growth rate of 25.0% or greater for the last three decades. US News Americas fastest growing states in 2019Table below compares Nevada with other states in terms of population.

Table 1.1: Fastest Growing States in the United States
Source: U.S.News

Ranking	State	Population (2020)	Increase (%)
1	**Utah**	**3.2 million**	**18.37**
2	Idaho	1.8 million	17.32
3	Texas	29 million	15.91
4	North Dakota	779,094	15.83
5	Nevada	3.1 million	14.96

Based on estimated State populations, as 2020, Nevada is the 32nd most populated state in the union according to the world population review.

County Population Growth: Between 2010 and 2021, the county experienced a 17.3% growth rate growing from an estimated 45,459 to over 49,289

Pahrump Population Growth: The Nevada State Demographer tracks population statistics for the State, counties and towns including the Pahrump area. According to these statistics from the Nevada State Demographer and Nevada Department of Taxation, he estimated population of Pahrump was 37,796 in 2010, growing to 41,069 by 2019.

Table 1.2: Population Growth:

Pahrump Population Growth (2014 – 2021)			
End of Year	**Total Population**	**Population Change**	**Growth Rate**
2014	37,626	-	-
2015	38,482	856	2.22%
2016	38,238	-244	-0.63%
2017	39,023	785	2.05%
2018	40,473	1450	3.71%
2019	41,069	596	1.475%
2020	41,482	413	1%
2021	41,940	458	1.1%
5 Year Average		**688.60**	**1.765%**

Table source: Estimates from NV State Demographer, NV Department of Taxation

The U.S. Census remains the official population estimate used for all government purposes (grants, funding formulas, representation by elected officials, shares of federal funds, etc.). The U.S. Census population estimate for the Pahrump Community Designated Place (CDP) Table 1.2 is the official population estimate for the state of Nevada Demographer, even though the figures may be low. While natural increases can account for some of Pahrump's growth, in-migration from other counties in Nevada as well as other parts of the United States have contributed to Pahrump's growth.

Demographics: Male and female percentages are distributed roughly about equally between the genders. Much of Pahrump's population growth has been attributed to in-migration, particularly from retirees and snowbirds seeking a reprieve from the harsh winters in other parts of the United States, or those seeking a more rural environment than the cities they lived in previously. According to the 2018 American Community Survey (ACS) 2018, persons 65 years of age and older comprise 32% of Pahrump's population. Persons under 18 comprise 16.1% of the population, while persons under 5 years of age account for 4.3% of the population.

Housing Characteristics: Housing growth has naturally followed population increases in the Pahrump Valley. Based on population estimates, Pahrump is the largest community in Nye County and is the 12th largest community in Nevada (according to homesnacks.net), including incorporated cities and CDP's. The housing needs in the community will evolve over time and the economy is expected to respond in-kind to diversify the type of housing stock to meet the changing life-cycle needs of aging baby boomers and young families, as well as varying levels of household income. Realtor.com reports that the median home price in Pahrump is $399,900 and home appreciation over the past 12 months has been about 14.3%. Compared to the rest of the country, the cost of living in Pahrump is 0.9% lower than the U.S. average.

Housing construction has predominately consisted of single-family units, both custom homes on owner's lots and tract housing in planned communities. Depicted in Table 1.3 below are the numbers and the various types of housing units with the Pahrump Valley. The figures below include both owner occupied, renter occupied and vacant housing structures. (This information will be provided at the next workshop.)

Table 1.3 Pahrump Housing Unit Counts:

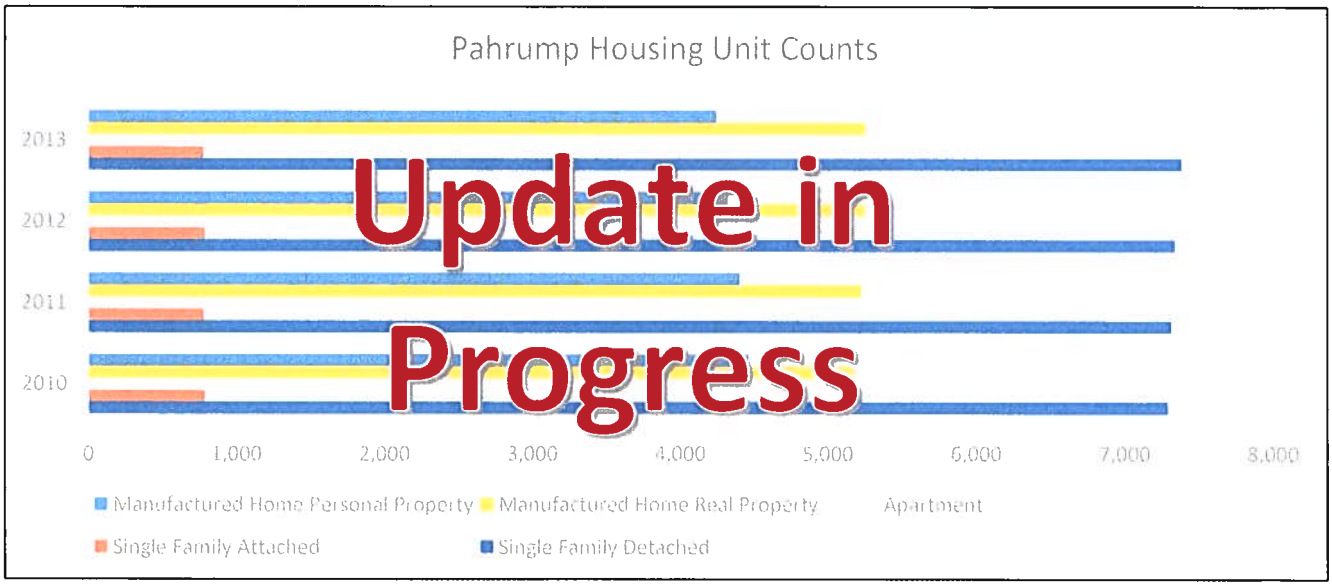

Table source: Nye County Assessor

Education: Pahrump has one high school (Pahrump Valley High), one middle school (Rosemary Clarke Middle School) and four elementary schools (Floyd, Hafen, JG Johnson, and Manse elementary schools). There is a privately operated Christian School in Pahrump, as well as more than 230 home-schooled children.

Pahrump is the home of Great Basin College's (GBC) campus. GBC provides student-centered, post-secondary education to rural Nevada. Educational, cultural, and related economic needs of the multicounty service area are met through programs of university transfer, applied science and technology, business and industry partnerships, developmental education, community service, and student support services in conjunction with certificates and associate and select baccalaureate degrees. GBC has significantly expanded educational services in Pahrump. The Pahrump campus is the center for GBC's educational offerings in Beatty, Gabbs, Round Mountain, Tonopah and other communities throughout Nye County. The Pahrump facility is currently a single building located on the campus of the Pahrump Valley High School and is a joint use high tech center. The College is currently working with the Bureau of Land Management to obtain acreage to build a permanent college campus in Pahrump. GBC's spring 2010 Newsletter emphasized GBC's mission to provide diversification of rural Nevada's economy and how access to higher education is critical to the nation's upcoming workforce.

University of Nevada Cooperative Extension "brings the university to you". UNR is known as the outreach college that *extends* knowledge from the University of Nevada – and other land-grant universities – to local communities to address critical needs. The Cooperative Extension is a federal-state-county partnership with 19 statewide offices and more than 200 personnel. With the help of volunteers – the Cooperative Extension conducts programs in agriculture for children, youth and families; community development; health and nutrition; horticulture; and natural resources. Educational programs are developed based on local needs, sometimes in partnership with other agencies and volunteers.

PAHRUMP'S RELATIONSHIP TO LAS VEGAS, NEVADA

Pahrump is located 63 miles west of Las Vegas, NV. The two communities share similar histories and characteristics: Pahrump and Las Vegas both have arid desert climates – typical of the Mojave Desert in which both communities lie – with low annual precipitation, an abundance of sunshine year-round, and ties to the Paiute Indians. However, it was the

Pahrump Valley that became the prime agricultural producing community in Southern Nevada. Meanwhile, Las Vegas became a commercial center, thriving off gaming, entertainment and retail.

Many of the Pahrump residents work in Las Vegas and commute to their employment, contributing to what can be referred to as a "bedroom" community. Significant housing development occurred over the past decade due in part to the town's proximity to the Las Vegas Valley as the housing development community speculated that many people wanted to work in Las Vegas, but enjoy the lifestyle offered by a small town.

Current Community Issues: The Nevada Legislature passed SB150 in 2021 as a way to help mitigate the housing market crisis by requiring smaller towns and cities to designate zoning districts that could accommodate tiny houses. The law does not take effect until January 1, 2024, but the County has already begun to plan for the development within the community.

The Pahrump Regional Planning Commission, in conjunction with the BOCC, is committed to looking for development approaches beyond the conventional dispersed land use patterns which prevails in the valley. They are using a range of strategies to pursue economic opportunities while maintaining the rural character that resident's value.

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[i] Samuel Johnson

CHAPTER TWO
COMMUNITY DESIGN

Mount Charleston Peak

INTRODUCTION

"We can never create a sense of community without giving our citizen's a sense of belonging."[1]

The purpose of the Community Design Chapter is to establish standards to accentuate and improve upon the unique character and outstanding natural environmental setting that make Pahrump Valley a special place for residents, visitors, and new business opportunities. Physical development of the community can enhance or negatively affect the community character. Effective community design can achieve economic efficiency, community beautification, and civic pride. The Pahrump Valley is made up of many distinct neighborhoods, each of which has a unique set of population characteristics, lifestyles, and housing types. This chapter will focus on; preservation of the rural lifestyle, protections of views, vistas and dark night-time skies, use of appropriate building and landscape technique, improved commercial access and community gateways, better subdivision design standards focused on promoting health, safety, prosperity, security, and general welfare of the community.

NEVADA REVISED STATUTES (NRS 278.160.1.d.1): Elements of master plan states:

Community design: Standards and principles governing the subdivision of land and suggestive patterns for community design and development.

COMMUNITY IMAGE

This plan seeks to establish and maintain a positive community image by creating appropriate land use patterns, promote improved compatibility between adjacent land uses, promote pride in property and community, and take action to prevent blight and encourage investment in our community. Some standard questions to be addressed are:

What are the various elements that combine to form a community image?

Why is community image important?

What is it that we like about a place?

What makes us feel comfortable and take pride in our public spaces and buildings?

In creating a positive community, we must create places where there is a sense of identity and belonging. Attention to detail can make the difference between a place with no meaning to a place that attracts people, generates activity, economic well-being and is treasured and cared for by its citizens. The quality of our physical environment is recognized to have real psychological and emotional impacts on us. There is a strong link between the design of a place and the extent to which it is cherished by its residents. Too often we think of good design as an "extra" or the icing on the cake, rather than functional and important part of how we build and use our environment. The way residents feel about their community has everything to do with community image. In the absence of walkable public places—streets, town squares, community centers, plazas, and parks – people are much less likely to meet, talk and become connected as a community.[ii]

Rural Preservation: Some of the most valued aspects of living in Pahrump are; fewer restrictions than in a more urbanized area. Keeping of livestock was acknowledged in the 2014 Master Plan Update as an indispensable aspect of living in Pahrump and continued to be important as this ideal continues to be strongly valued today along with privacy and space. According to www.USA.com the Pahrump population density is 2.36 people per square mile, which is much higher than the state average density of 24.98 people per square mile and is higher than the national average density of 82.73 people per square mile. Many people choose to live in Pahrump for the wide-open spaces, very large residential properties, the ability to raise livestock and the opportunity to explore the outdoors unencumbered by city traffic.

Preservation of our large to very-large lot rural neighborhoods will help to protect groundwater, preserve open spaces, views, and vistas. Although zoning is an important and useful tool for the continued preservation of rural areas, it is the subdivision regulations that can establish a more permanent mark on the landscape. Improved subdivision design guidelines can be used to encourage efficient land use patterns, discourage urban sprawl, and protect and preserve the rural environment. Living in a rural environment means that one is farther from services, such as police and fire, and schools. Roads may not be paved, maintained or in good condition and emergency service response times may vary due to road conditions, weather, and inadequate posting of addresses.

Although rural living may include risks such as wells running dry or failed septic systems, many people in our community have evaluated the potential risks and prefer to live in a rural community. Community design goals were established for this Master Plan update to remove development pressures that may threaten the rural lifestyle.

Water Supply/Demand: There is a strong correlation between land use planning and use of natural resources as evidenced by NRS 278.020. This statute states that land use plans that regulate and restrict the improvement of land must consider the total population which the available natural resources will support without unreasonable impairment of the natural resources, including water resources. Appropriately planned developments will use less water and have decreased infrastructure costs[iii]. Population growth in the western United States has outpaced the rest of the nation and has placed an increasing strain on our limited water resources. According to the U. S. Drought Monitor[iv], the Pahrump Valley remains in a severe drought condition and the drought forecasts indicate that the drought will persist or intensify[v]. This reality makes efficient use of our limited water resources crucial. "Easy" water has already been allocated and many western communities are now proposing to build expensive pipelines to capture ever more distant sources of water supply. However, there is increased recognition that conservation, efficiency, and supply-side alternatives can play just as prominent a role as big water projects in meeting our future water demands.[vi] The Pahrump Regional Planning Commission, Board of County Commissioners, and the Nye County Water District have taken a leadership role in the incorporation of water-efficient development practices and integration of planning, land use and water supply. Ordinance 514, a water conservation ordinance for new construction was included in Nye County Code and became effective June 5, 2017. This bill implements portions of Water Conservation Specifications outlined within the 2014 PRPD Master Plan Update and the 2015 version Pahrump Basin 162 Ground Water Management Plan[vii]. (NCC 17.04.740). Further discussion relating to water supply/demand will be within Chapter Six – Conservation Plan.

> ***NRS 278.020*** *Regulation by governing bodies of improvement of land and location of structures for general welfare.*
>
> 1. *For the purposes of promoting health, safety, morals, or the general welfare of the community, the governing bodies of cities and counties are authorized and empowered to regulate and restrict the improvement of land and to control the location and soundness of structures.*
> 2. *Any such regulation, restriction and control must take into account: (a) The potential impairment of natural resources and the total population which the available natural resources will support without unreasonable impairment; and (b) The availability of and need for affordable housing in the community, including affordable housing that is accessible to persons with disabilities.*

Community Business Development Areas and Neighborhood Centers: Residents participating in the 2020 Pahrump Master Plan Survey voiced strong concerns regarding the perception of the community and how to improve the town's image through the development of destination shopping areas, plazas, recreational areas, and civic centers. Residents would like to see more commercial growth in the Pahrump Valley and expand grocery and retail stores to the North and South ends of the community. Encouraging clean, light, and heavy industrial uses within an identified industrial park area was also a priority. Residents have a vision of greater diversity of new business growth along the Highway

Figure 1: 2101 Walt Williams Dr. - Nye County Administration

Walt Williams Dr. during winter of 2020

160 & 372 corridors, where there is common identity among the buildings. Out of the many shared ideas from the Community Assessment, "creation of a downtown area, provide more retail outlets, a movie theatre and food establishments", were some of the leading opinions suggested.[viii] Statements such as those reflect an understanding and importance of the characteristics which define a "sense of place". People develop a 'sense of place" and become connected to their community through shared experience and knowledge of a particular area, through understanding history, geography and geology of an area, its flora and fauna.[ix] Goals, objectives and policies were established to assist in strengthening those symbolic ties that emotionally attach us to our community. This chapter addresses usual amenities such as: pedestrian-oriented shopping, sidewalk cafes, outdoor events, public services, civic places and outdoor gathering spaces, incentivizing development that meets these goals, objectives and policies should remain a primary community principle for years to come.

Community Gateways: Community Gateways are significant points of entry into a community. Gateways welcome visitors, residents, and the traveling public into the community. The entrances into our community should convey a sense of arrival, signaling the end of travel and the beginning of a new and different experience[x]. In the Pahrump Regional Planning District, there are four primary vehicular gateways into Pahrump; north and south State Highway 160, State Road 372 on the west side, and west Bell Vista Road. NDOT completed the roundabouts at State Highways 160 and 372 and has proposed a new roundabout at the Manse Rd. and Highway 160 intersection. The gateways into a community should add interest and draw attention to the unique qualities of a community, since the spirit and pride of the citizens will quite often be judged based on the gateway into the community. As citizens of the community, we pass through our community gateways frequently, and become unconscious of any blight that may have developed over time. The visitor, on the other hand, driving into town for the first time is immediately aware of any such problem[xi]. Common gateway elements include informational kiosks, historic markers or landmark features, landscaping, public art, flagpoles, recognizable logos, or other distinctive architectural elements. Designing and building gateways can enhance the sense of arrival to the community.

Example of a Potential Gateway Design.

Streetscapes: Streetscape is the term used to describe the practice of designing roadways to enhance the experience of pedestrians, bicyclists, and motorists through the use of landscaping, color, texture, and shading elements. It can also be used to reflect the desired image for the community. Streetscape design typically includes landscaping with shade trees, sidewalks or paths, planters, convenient trash receptacles, pedestrian oriented lighting and signage, benches, informational kiosks, and planted medians. Public art is a valuable component of the streetscape design. Employing these design features creates a more pleasant street, in contrast to a stark and purely automobile-oriented corridor. Appropriate landscaping helps to soften the hardscape and make pedestrians feel more secure and safe, creates an edge

to the street and can make local businesses more inviting places to visit. Data derived from the 2020 Pahrump Master Plan Survey would be the addition of more trees or landscaping in the public right-of-way or along highways and streets, to make the town more inviting to tourists and those living in the area.

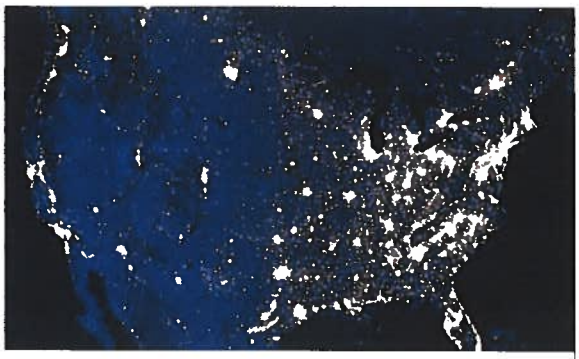


Photo Courtesy of NASA.gov

Xeric Landscaping: Xeric landscaping means using "dry", or low water-use plants that are climate-adapted to the region. Xeriscaping can be lush and beautiful saving time, water, and money. It can be confused with "zero-scaping" which uses mainly rocks, cactus and yucca, and can be hot and less interesting than a xeriscape garden. In the southwest, typically 60 to 90% of potable water drawn by single family residences is used for outdoor irrigation purposes. The use of xeric, native and drought tolerant plants is a most effective conservation measure towards reducing outdoor water consumption[xii], as well as promoting community beautification. As a result of the 2014 Master Plan update objectives and goals, water conservation methods, watering restrictions and watering schedules for new construction were implemented within Ordinance 514. NCC 17.04.740 specifically prohibits the planting of salt cedar (tamarisk) bushes or trees and requires existing salt cedars of all sizes be removed from a property prior to development. This section of code also prohibits the planting of cool season grasses between May and August.

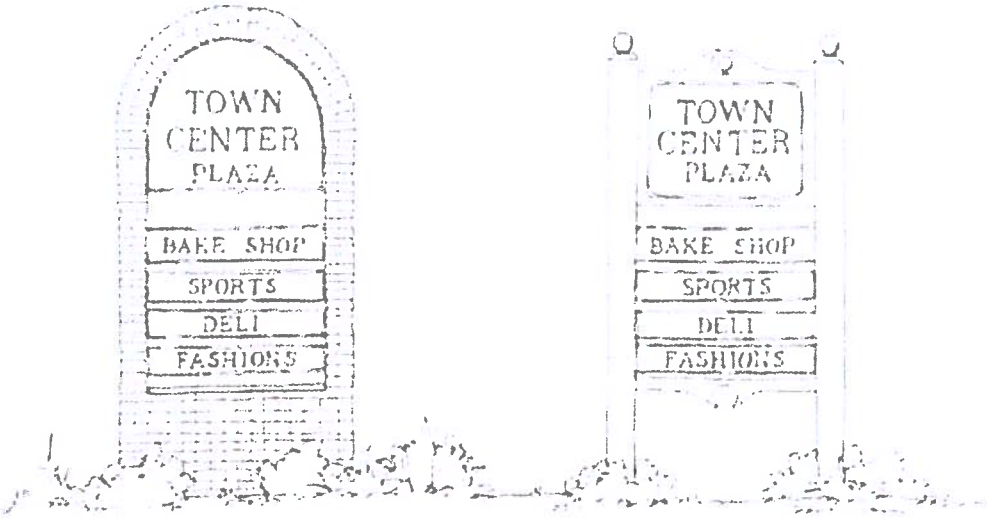
Dark Night Skies: Pahrump has long been recognized as having dark night skies, a valued attribute of the rural character of the community. Dark night skies are a declining resource, threatened by development and the effects of intrusive artificial lighting. Light pollution simply put is, "artificial light where it is not needed or wanted." Such unwanted lighting causes light trespass, glare, and sky glow which in turn disrupts natural systems that depend on dark nighttime skies. Studies indicate that more light does not reduce crime, however better lighting – such as fully shielded, downward lighting provides lighting where it is needed.

Objective E has been met through the adoption of Ordinance 552, adopted June 2019 to amend NCC 17.04.750 Lighting. The amendment established standards for exterior lighting in order to accomplish the following:

1. To protect against direct glare and excessive lighting;
2. To provide safe roadways for motorists, cyclists and pedestrians;
3. To protect and reclaim the ability to view the night sky, and thereby help preserve the quality of life;
4. To prevent light trespass in all areas of the PRPD;
5. To promote efficient and cost-effective lighting;
6. To ensure that sufficient lighting can be provided where needed to promote safety and security;
7. To allow for flexibility in the style of lighting fixtures;
8. To provide lighting guidelines.

Signage & Billboards: Business signs are an important extension of commercial development. Signs announce the presence and location of a business. Without proper management, however, business signs can diminish the overall

image of the commercial district and corridors[xiii]. Uncontrolled signage creates visual clutter that is counter-productive to developing a healthy business climate. Sign size and appearances should not detract from a positive community image. As a result of the survey, residents are concerned about the multitude of old, abandoned signage along the Highway corridors. They detract from the beauty of the surrounding desert views and have become a blight in the Pahrump Valley. The plan encourages creative designs that contribute to building an aesthetically appealing positive image of the community while effectively promoting commerce. New businesses in commercial areas are required to obtain a sign permit to ensure the architectural compatibility with the principal structure. In the event that a sign is destroyed the replacement must also be redesigned to meet the current standard of development.



Signs should be designed in a manner which enhances the image of the community.

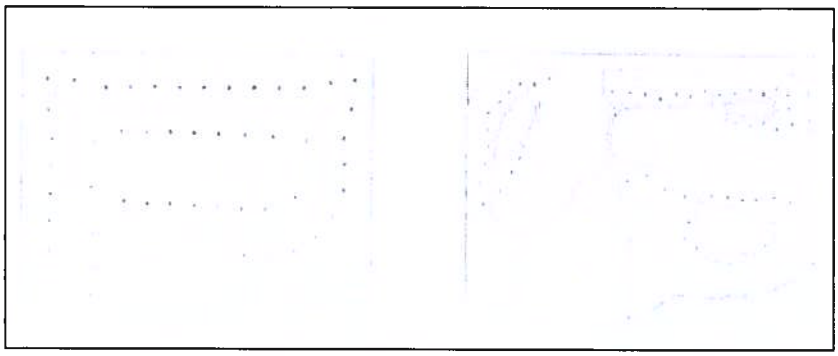
Outdoor advertising, specifically billboards, provide businesses, community groups and other organizations opportunities to inform travelers along the state highways about the various establishments and available services. However, billboards impact the visual quality of the highway because they obstruct views of scenic features and the natural landscape. According to Nevada Department of Transportation (NDOT), "existing outdoor advertising in a natural landscape setting has a significant negative effect on the visual quality of the state's highways".[xiv] The visual impact of billboards on our rural landscape is much greater than the impact generated by billboards located in an urban area. Although Nye County has adopted the ability to regulate the location and type of billboard constructed within the PRPD, consideration should be given to strengthen design standards that address maintenance, height, size, spacing, location and lighting, as well as mitigating the cumulative effect of numerous billboards. Such standards can help to regulate the location of potential new billboards in a manner that the scenic impact of billboards is reduced. Many of the billboards in our community were erected prior to zoning standards and are considered to be non-conforming uses.

Division of Land Regulations: The subdivision process is an important element in the management of a community's growth and the impact of subdivision regulations is more permanent than zoning. The first division of land ordinance for Pahrump was adopted in 1998 and amended in 2004. However, by then thousands of lots had already been recorded, with the allocation of water rights significantly beyond estimates of available supply. The Division of Land ordinance

established regulations governing maps of reversion, boundary line adjustments and divisions of land including, but not limited to, subdivisions, resubdivision, common interest communities, parcel maps, minor parcel maps, large parcel maps and any other division of land for any purpose whatsoever. This ordinance did much to advance health safety and welfare of the community by preventing subdivision via subsequent parceling without contributions to road development, impact mitigation or infrastructure. It also required relinquishment of water-rights to the State Engineer's Office for new parcels in order to balance the over allocation of water rights that had been issued.

The subdivision review process may be the only opportunity that a community has to ensure that a proposed new neighborhood is suited to its location. Failure to plan for the subdivision of land can exacerbate problems such as increased cost of extending utilities, traffic problems, overcrowded schools, and a loss of a sense of community.[xv] In addition to the NV Division of Water Resources, NV Dept. of Environmental Protection, and the Public Utilities Commission reviewing tentative subdivision maps, the Dept. of Wildlife has been included in the process to evaluate the potential impacts to wildlife and wildlife habitats, pursuant to NRS 278.335. Prior to approving a Land Use application, the Board of County Commissioners should be advised by staff of existing service levels and any needed infrastructure to support the proposal. The fiscal resources needed to meet the anticipated service demands resulting from approval of the proposed development should also be estimated. Projects that meet the threshold require a development agreement to ensure adequate service capacities. Ordinance 520 was adopted June 2017 to ensure that no subdivision map application shall be submitted that proposes to divide land into lots smaller than 20,000 net square fee, unless a Planned Unit Development (PUD) zoning overlay or a Development Agreement has been approved by the Board of County Commissioners.

Cluster or Open space Subdivisions: Cluster development is a creative alternative subdivision pattern that can help maintain the rural and open character of land. By arranging the buildings allowed on a site so that they are "concentrated" on a portion of the site, the remainder of the site can be made available for active or passive open space. Cluster development separates lot size from density and allows the placement of homes on smaller lots than provided for by the gross density. Clustering provides a developer with greater flexibility to design around environmental or other on-site constraints without having to reduce the total number of developable lots while simultaneously protecting natural areas such as steep slopes, arroyos, or vegetated areas. Clustering has the potential to increase available recreational areas and/or natural open space which helps to preserve rural character. The size, location and design of the clustered lots, and the number of home sites are influenced directly by water supply and sewage disposal requirements. In such a situation, community wells are often preferred because they can be located in the open space away from septic systems or community sewage disposal system to mitigate potential problems.



Low Impact Development: Low Impact Development (LID) employs principles such as preserving and recreating natural landscape features, minimizing impervious surfaces to create functional and appealing site drainage that treats storm water as a resource rather than a waste product. LID is an innovative approach to land development that works with nature to manage storm waters to better mimic the predevelopment hydrology of a site. LID can be applied to new development or incorporated into existing, development by offering incentives.

Natural Infrastructure: Natural infrastructure, so termed because soil and vegetation are used instead of "hard" infrastructure to store and treat storm water. Natural infrastructure can be used to reduce storm water discharges and help restore the natural hydrology, improve water quality and watersheds.

LEED: The Leadership in Energy and Environmental Design (LEED) are voluntary standards for developing high-performance buildings and landscapes. LEED creates buildings and the sites around the buildings that are environmentally responsible, profitable, and healthy places to live and work.[xvi] LEED performance is evaluated on five environmental categories, one of which is *water efficiency.* LEED is a point-based system administered by the U. S. Green Building Council, with points awarded for meeting the specific requirements for credit in a number of various categories such as; water-efficient landscaping, innovative wastewater technologies, reductions in water use.

LEED-certified buildings are designed to lower operating costs and increase asset value, reduce waste, conserve energy and water, be healthier for occupants, and qualify for tax rebates, zoning allowances and other incentives.

Infill Development: Infill development is the development of vacant, underdeveloped, or underutilized sites, or the assembling of parcels within areas of a community where previously configured subdivision forms are no longer functional. The purpose of promoting infill development is to direct development where infrastructure currently exists as it applies to residential and commercial development. Policies that promote infill planning can bring economic vitality to our community. The Pahrump Regional Planning District encompasses approximately 369 square miles. It is not reasonable to expect that all of the PRPD can support urban-style development. Much of the land should be reserved for keeping of agricultural uses on parcels greater than one (1) acre, open spaces, and flood control facilities.

Infill should be promoted in the community where access to public services such as: transportation, schools, libraries, medical facilities, and shopping areas are available and such facilities can support the higher density and mix of uses. Located centrally in the community are thousands of platted lots that have remained undeveloped due to the lack of infrastructure. The central location creates large blocks of land that must be circumnavigated in order to connect utilities. The fiscal impacts on government services from inefficient land use patterns are significant. Goal, policies, and objectives to promote infill and reduce regulatory barriers for developers in infill areas have been outlined in this chapter as well as in Land Use Chapter Four.

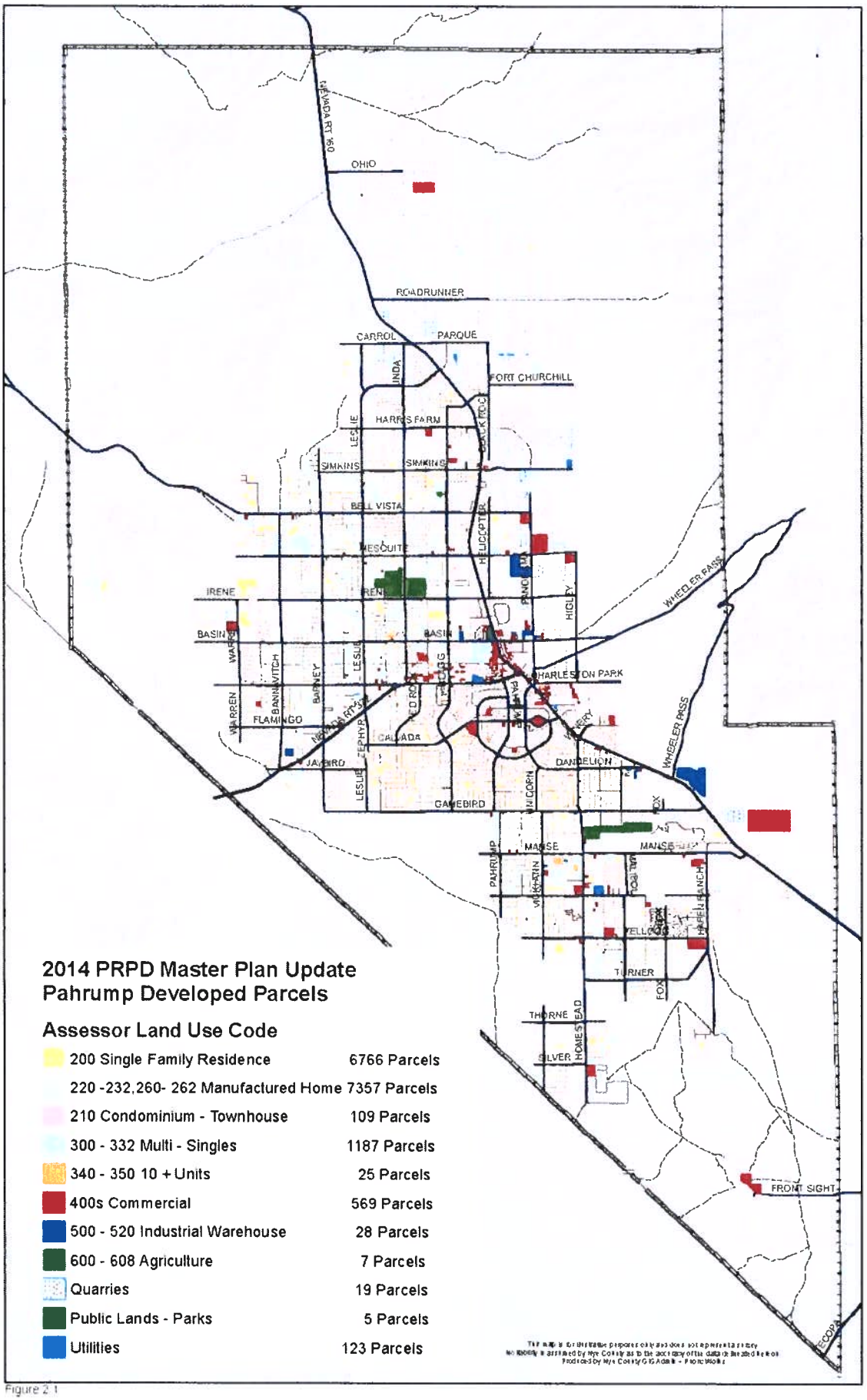


Figure 2.1

Map Figure 2. 1: Development patterns and land use according to Assessor land use codes.

COMMUNITY DESIGN GOALS, OBJECTIVES, and POLICIES

The following Goals, Objectives, and Policies are proposed to implement the purposes of this Chapter.

Goal 1: Ensure that existing land use and future land use development plans for Pahrump are based on sustainable water resources.

Objective A: Protect lower density rural neighborhoods – and their low water usage – by increased use of the Master Plan Designation for Rural Density Residential (RDR) and compatible low density Zoning Districts.

Policy 1: Protect rural neighborhoods, where domestic livestock are allowed, from encroachment by urban-style developments and ensure that new development plans are compatible with existing rural low density land uses.

Policy 2: Existing density of development should be considered a major factor for all division of land proposals to ensure that existing private wells and septic systems can be maintained without major modification.

Objective B: Promote water-efficient development.

Policy 1: Incentivize higher density/intensity infill development within existing utility service areas where infrastructure exists or reasonably obtainable county provided services (roads, schools, etc.) exist.

Policy 2: Require drought tolerant landscaping for commercial, residential, multi-family, business, and industrial park developments, as well as within and along public rights-of-way in appropriate locations to enhance and beautify the streetscape.

Objective C: Implement land use planning that protect the land's natural ability to absorb, clean, and store stormwater by preserving existing natural features that perform stormwater management and infiltration functions by implementing cost-effective flood control facilities in areas most likely to suffer flood damage.

Policy 1: Encourage the use of cluster development, vegetated swales and other practices that reduce impervious surfaces and increase stormwater infiltration; for example, develop parking standards that reflect average and shared parking needs rather than maximum parking needs to avoid construction of excess parking spaces.

Policy 2: Promote a prioritized development of the community flood control plan that initially addresses critical areas of alluvial fan flooding.

Objective D: Promote the use of planning tools and activities that can reduce consumptive water use and eventually achieve an appropriate balance of water supply and demand for Pahrump Valley.

Policy 1: Density bonuses could be offered through a Development Agreement, only if the build-out scenarios show no adverse, cumulative impact on water quantity or quality.

Policy 2: Promote xeriscaping and discourage intensive water consumptive land uses.

Goal 2: Practice good urban design principles that foster local economic development and employment opportunities for Pahrump residents.

Objective A: Create one or more "Activity" center or areas composed of higher density residential development in combination with mixed-use development that generates commercial, civic, educational, recreational, entertainment, and other destination activities.

Policy 1: Promote the merits of complete streets, streetscape design standards as necessary components of a vibrant livable community.

Policy 2: Investigate any proposed development of Rural Reserve and prioritize areas with existing infrastructure in the PRPD. Establish incentives for appropriate development at suitable locations throughout the community.

Objective B: Evaluate and correct the current Master Plan to steer future development into areas with available existing utility service areas where infrastructure or reasonably obtainable county provided services (roads, schools, etc.) exist.

Policy 1: Encourage a balance between residential and commercial development.

Objective C: Continue to improve subdivision design standards that support cost-effective community development, by including consideration of necessary infrastructure costs and potential natural resource impacts such as water resources and flood control.

Policy 1: Fiscal impact analysis of development for new subdivisions should be undertaken, with considerations to include location specific infrastructure development costs (e.g., water, septic, roads, etc.). Cumulative impacts of many smaller land divisions should also be considered.

Policy 2: Improve lot configuration design criteria so that lot sizes and shapes are appropriate for the type of development and use contemplated while preserving or creating aesthetically pleasing community designs.

Objective D: Explore options that may be available to assist development of subdivisions due to the cost of utility extensions required for development.

Policy 1: Exploration of funding mechanisms to finance installation of lacking infrastructure (i.e. schools, roads, utilities, etc.)

Policy 2: Promote the consolidation of previously subdivided parcels into larger lots to re-establish the Rural character of areas of the PRPD where more dense development is not feasible due to the lack of infrastructure.

Goal 3: Promote development of a safe and efficient transportation system.

Objective A: Assure a safe transportation system throughout the PRPD with minimal congestion.

Policy 1: Promote coordination with NDOT for maintenance, improvements, and beautification of the primary highway corridors through Pahrump (Hwy 160 and 372).

Policy 2: Promote development of bike paths, walking trails around parks, linked hiking trails and, paths in the surrounding mountain areas, etc.

Policy 3: Create an interconnected system of accessible trails for Off Highway Vehicles (OHVs), equestrian, pedestrian, and bicyclists.

Policy 4: Ensure access to adjacent BLM lands by promoting public access easements of an appropriate width between the public rights-of –way to the public land.

Goal 4: Enhance the image of Pahrump as a place to live, work, and play.

Objective A: Mitigate the cumulative visual effects of billboards and off-premises signs through appropriate design standards, zoning, and code enforcement, especially at community gateways and along highway corridors.

Policy 1: Offer incentives to encourage more attractive design of signs.

Policy 2: Develop and enforce adequate permitting requirements relating to off-premises signs and billboards throughout the community.

Policy 3: Develop and support appropriate options for removal of signs with graffiti, abandoned or dilapidated signs including sunsetting grandfathered billboards over the next ten years.

Policy 4: Support RPC efforts to develop and implement good sign controls based on sound planning principles, public health, safety and welfare and community appearance.

Policy 5: Continue to require the removal of off-premises outdoor advertising structures as a condition of approval for new development taking place on the same property.

Objective B: Continue to enhance community gateways using streetscape improvements, public art, signage, landscaping, and other techniques to enhance and welcome residents, tourists, and other individuals to our community.

Policy 1: Encourage collaboration with the Nevada Department of Transportation to provide native landscaping and public art at community gateways and along the State Routes through the community.

Objective C: Continue to enhance landscaping and general appearance of public areas.

Policy 1: Promote beautification of the community through streetscape designs, gateway enhancements, and design requirements for town center areas.

Policy 2: Mitigate the cumulative visual effects of billboards and off-premises signs through zoning, code enforcement and design standards.

Objective D: Develop design standard code amendments that elevate community building design standards along main roadways appropriate for the community.

Policy 1: Integrate "best management practices" (BMPs) such as development bonuses for increased floor area ratios or increased residential densities based on additional community amenities proved by the developer.

Policy 2: Continue to promote LID and Green infrastructure designs and practices through the adoption of national standards and international code revisions.

Policy 3: Require building designs that comply with architectural design standards that apply within the code and/or compatible with adjacent development so that it is harmonious with the surrounding area.

Objective E: Protect the scenic views and dark night skies of the Pahrump Valley.

Policy 1: Require the use of shielded source lighting to minimize glare and obtrusive light by limiting outdoor lighting that is misdirected, excessive or unnecessary.

Policy 2: Allow reasonable uses of outdoor lighting for nighttime safety, utility, security, and enjoyment while preserving the ambiance of the night.

Policy 3: Enhance current lighting code to ensure Dark Sky compliance with special consideration to residential development.

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[i] Dr. Patch Adams
[ii] Our Community Image, Valuing Our Public Spaces, Report No. 31, Sandra Barrett
[iii] New House Paradigm, A Model for How to Plan, Build and Live Water-Smart, Drew Deckwith, Bart Miller.
[iv] http://www.droughtmonitor.unl.edu (The U.S. Drought Monitor is produced in partnership between the National Drought Mitigation Center at the University of Nebraska-Lincoln, the United States Department of Agriculture, and the National Oceanic and Atmospheric Administration.
[v] http://www.cpc.ncep.noaa.gov/index.php
[vi] New House Paradigm, A Model for How to Plan, Build and Live Water-Smart, Drew Deckwith, Bart Miller.
[vii] Pahrump Basin 162 – Groundwater Management Plan, Version February, 2018, Prepared by the Nye County Water District for the Nye County Water District Governing Board.

[ix] Dr. Thomas a. woods, President of Making Sense of Place, Inc.
[x] Planning a Better Community entrance, W.R. Nelson, JR., and J. A. Porter
[xi] Planning a Better Community entrance, W.R. Nelson, JR., and J. A. Porter
[xii] A Five-Year Investigation into the Potential Water and Monetary Savings of Residential Xeriscape in the Mojave Desert, Kent a. Sovocool, Janet L. Rosales, and the Southern Nevada Water Authority.
[xiii] Context Sensitive Signs, Mark Hinshaw, FAIA, FAICP
[xiv] NDOT: *Elements of Landscape and Aesthetics Manual*,
[xv] Brian W. Ohm, Guide to Community Planning in Wisconsin
[xvi] Planning and Urban Design Standards, American Planning Association, page 492

CHAPTER THREE
PUBLIC BUILDINGS, SERVICES & FACILITIES

INTRODUCTION

"All you need is the plan, the road map, and the courage to press on to your destination." [1]

In order to adequately provide for the health, safety, and welfare, of the citizens of Pahrump, the community must develop a comprehensive and efficient approach to providing sewage, drainage, utilities, right-of-way easements, and facilities. Nye County will work towards ensuring those necessary community facilities and services will be available as growth occurs. Management and delivery of services and facilities should be progressive, creative, and cost-effective. Promoting infill development where infrastructure is available, is one such method for optimizing existing infrastructure in a cost-effective manner.

NEVADA REVISED STATUTES (NRS 278.160): Subject Matter of the Master Plan states:

> *Public buildings. Showing locations and arrangement of civic centers and all other public buildings, including the architecture thereof and the landscape treatment of the grounds thereof.*
>
> *Public services and facilities. Showing general plans for sewage, drainage and utilities, and rights-of-way, easements, and facilities thereof and the landscape treatment of the grounds thereof.*

The Public Services and Facilities Chapter identifies and establishes the County's goals, objectives, and policies relative to the provision of public infrastructure and services in Pahrump. Nye County is aware of the benefits of master planning and the effects it has on guiding the physical growth and development of the area, resident lifestyles, economic well-being, providing for balanced land uses, employment, open space, parks and recreation, and economic development within the Pahrump Regional Planning District (PRPD). The master plan is intended to be used as a tool to provide information and to serve as a guide to elected officials and other decision makers, existing and future residents, business owners, and developers of commercial, industrial, residential, and other facilities within the PRPD. The purpose of this section is to establish an official policy which includes, but is not limited to the following:

- Provides for a coordinated system of infrastructure and public services to adequately serve the Pahrump Regional Planning District.
- Identifies standards for infrastructure and public services relative to population, land use intensity, and location criteria.
- Identifies desired courses of action or strategies, which provide the means to implement the community's infrastructure and public services policies.

Provide for efficient and fiscally sound planning of the community's public buildings and services.

Future expansion of infrastructure, facilities and public services necessitated by population growth and economic development activities should be coordinated between Nye County, the Town of Pahrump, and private utility service providers to provide maximum benefit to all end users. The potential to utilize creative financing techniques in the provision of utility facilities and public services for economic development purposes should be evaluated. Adequate levels of public safety should be maintained commensurate with population growth and development activity.

PUBLIC BUILDINGS & SERVICES

Nye County Buildings and Grounds Department maintains over ~~120,545~~185,484 square feet of building and office spaces in the PRPD. These buildings include office spaces, animal shelter, ~~medical centers,~~ museum, detention, and jail facilities.

Nye County Government Complex: The "Calvada Eye" is a 33-acre parcel of land owned by Nye County, containing areas of turf, trees, Dog Park, trails, and ponds. This property is often referred to by area residents as "the Eye" due to the property's unusual form resembling the shape of an eye. This site is the location of a number of Nye County government office buildings, including County Administration, Town of Pahrump offices, County Commissioner's offices and meeting auditorium, Human Resources, Health, and Human Services and the Nye County Development Services Center for Planning, Building & Safety, Public Works.

The County government office complex is located close to the geographic center of the community, conveniently able to provide a wide variety of public services within walking distances of each other. Much of the 33-acre site is developed as park lands and is expected to continue to play an even greater part in providing community services, cultural activities and recreational opportunities.

Law Enforcement Facilities: The Nye County Sheriff's office headquarters are located in ~~Tonopah~~Pahrump, with substations located in Beatty and in ~~Pahrump~~Tonopah. Command areas are divided into the North Area Command (Tonopah), Central Area Command (Beatty), and South Area Command (Pahrump). The Sheriff's Office services include Field Services (patrol), K-9 Unit, Volunteer Units, i.e., Sheriff's Auxiliary, Reserve Deputy Program, Search and Rescue, Cadet Program, ~~and~~ Crime Prevention Information, and Animal Control,. ~~A new, modern detention facility was constructed in Pahrump in 2012. The $17.7 million facility includes a booking area, medical cells, administrative offices, kitchen, laundry room and cells.~~

Nye County Department of Emergency Management: The Nye County EMS department provides a variety of functions, including ~~Animal Control~~, ~~HazMat Team~~, Local Emergency Planning Committee (LEPC), and Abatement Services such as bee and mosquito abatement. The department is responsible for carrying out all of the emergency functions through the four phases of emergency management: mitigation, preparedness, response, and recovery.

Pahrump Valley Fire & Rescue: The fire department serves a population of approximately ~~49,000~~42,000 permanent and ~~5,000~~ seasonal residents that reside in our various RV parks. This department provides Fire Suppression, HAZ Mat, Fire Prevention / Inspections, Technical Rescue and Advanced Life Support EMS Services to the Pahrump Valley. The fire department also has mutual aid agreements with Inyo and Clark counties to assist over the county and state lines when requested.

Pahrump Valley Fire & Rescue has four stations around the Pahrump Valley complete with living quarters for on-duty personnel:

- Main Station 1, 300 North Highway 160:

Station Response Operations: Type I Engines, 75' Tower Ladder, 3500-gallon Tender, Type III Brush Truck, Heavy Rescue and ALS Ambulances.

Apparatus Housed: Engines 1, 2 and 4, Tower Ladder 1, Tender 2, Brush 2, Rescue 15, HAZ Mat 1 and Medics 1 and 2.

Career Personnel Manning per 24-hour shift: 7-9

- Station 3, 3650 E. Kellogg Road

Station Response Operations: Type 1 Engine, Type III, and Type VI Brush, 3500-gallon Tender and an ALS Ambulance.

Apparatus Housed: Engine 11, Tender 3, Brush 1, Attack 1, and Medic 3.

Career Personnel Manning per 24-hour shift: 2

- Station 4, Bell Vista at Barney (previously known as Station 2):

Station Response Operations: Type I Engine, Reserve Type III Brush, and Reserve ARFF (aircraft rescue and firefighting apparatus) Engine and Reserve ALS Ambulances.

Apparatus Housed: Reserve Engine, ARFF Engine 52, Reserve Brush, and Medics.

Career Personnel Manning per 24 hour shift.

- Station 5, 461 East Harris Farm Road

Station Response Operations: Type 1 Engine, Type 2 Water Tender, Type VI Quick Attack, and an ALS Ambulance.

Apparatus Housed: Engine 5, Tender 5, Attack 2 and Medic 5.

Career Personnel Manning per 24 hour shift: 2

Details: Station 5 covers North Pahrump and provides mutual aid to Highway 95 including Crystal.

OTHER PUBLIC SERVICES PROVIDED IN THE PRPD

Nye County Government Complex, 2100 E. Walt Williams Dr.: The "Calvada Eye" is a 33-acre parcel of land owned by Nye County and contains trees, turf, ponds for ducks and geese, and in the future a dog park and walking trails. The property is referred to as the "Eye" by locals because of the distinct shape of the parcel. It once was the location of the Preferred Equities offices and was used as the Pahrump Community Library. The site is the current location of a number of Nye County government office buildings, including County Administration, Town of Pahrump offices, County Commissioner offices and meeting auditorium.

Health and Human Services, 1981 E. Calvada Blvd. North, Ste 120: Nye County Health and Human Services offers many one-time services, including, but not limited to, rent and utility assistance, child-care assistance, food bank, and prescription and dental assistance. Through the Ryan White grant can assist those HIV/AIDS clients with transportation for medical appointments; gas vouchers for appointments and assistance to enroll in Ryan White Part A services. Susan G. Komen grant assists with diagnostic tests, transportation and lodging for breast cancer treatment. A Supplemental Nutrition Program for Women, Infants, and Children (WIC) for supplemental foods, health care referrals, and nutrition education for low-income pregnant, breastfeeding, and non-breastfeeding postpartum women, and to infants and children up to age five who are found to be at nutritional risk.

Veterans Services, 1981 E. Calvada Blvd.: The Veterans Service Officer has a comprehensive understanding of the problems that confront veterans and their dependents. The office serves Nye and Esmeralda Counties and are Nationally Certificated with seven service organizations to provide veteran services to those pursuing Veteran Benefits. The office offers aid in areas including, but not limited to, Disability Compensation/Service Connection, Non-Service Connected Pension, Dependency and Indemnity Compensation, Death Pension, Burial benefits, Healthcare Applications, Vocational Rehabilitation, Education Benefits, Life Insurance, Home Loan Guarantees, Appeals, Ribbons, Medals, and more.

Public Administrator, 250 N. Nevada Highway 160, Ste. 7: The Public Administrator is an elected Officer entrusted to oversee the administration of the estates of person deceased in Nye County who have no qualified person willing or able to administer. In accordance with state law, the Nye County Public Administrator's Office must ensure that the property of a deceased person is safeguarded.

WATER/WASTEWATER FACILITIES

The first well was drilled in Pahrump in 1910 – today there are over 11,000 domestic wells in the Pahrump Valley. The Pahrump Regional Planning District master plan has three major private utilities; Desert Utilities Inc., Pahrump Utility Company Inc. (PUCI) and Great Basin Water Company, provide service to particular areas of the community. Each utility has a designated tariff which includes rules, rates, requirements, and other issues addressing the provision of services within their service territory.

~~Existing subdivisions either construct/operate their own water, waste/water system or the subdivision consists of large lots capable of drilling individual domestic wells and installing septic systems. Most new development within the PRPD is required to connect to one of the existing utility systems.~~

Each service area has associated production wells, storage facilities, and distribution mains along with associated sewer collection and treatment facilities. Additional information for each of the utility service territories can be found on the State of Nevada Public Utilities commission website, or by contacting each of the utility companies. Existing treatment facilities range from a septic type of system to a sequencing batch reactor sewage treatment plant reusing the treated effluent for golf course irrigation and effluent storage in golf course lakes. It is anticipated that new developments in areas that are designated Rural Density residential will never be a part of a centralized water system and will instead continue to be serviced by domestic wells and individual sewage disposal systems (ISDS).

PUBLIC BUILDINGS, SERVICES AND FACILITIES GOALS, OBJECTIVES, AND POLICIES

The following Goals, Objectives, and Policies are proposed to implement the purposes of this Chapter:

Moved Goal 1 and Goal 2 to Chapter 6

~~**Goal 1: Provide water master planning to ensure potable water supplies/facilities are provided to all residential and non-residential structures in the community.**~~

~~Objective A: Identify appropriate sites for future water waste/water treatment facilities.~~

~~Objective B: Continue to examine the possibility of purchasing one, some or all of the private water waste/water systems in the Pahrump Valley.~~

~~*Policy 1: The Pahrump Regional Planning Commission shall strive to coordinate planning efforts with public utility providers to identify priority areas in Pahrump for facility expansions and upgrades.*~~

~~*Policy 2: The Pahrump Regional Planning Commission shall strive to coordinate the development process with public utility providers to ensure that distribution facilities are adequately sized to accommodate future development.*~~

~~*Policy 3: The Pahrump Regional Planning Commission will cooperate with the State and the public utility providers in advancing water conservation efforts.*~~

~~*Policy 4: Encourage new master planned subdivisions and commercial developments to connect to a public water system.*~~

~~**Goal 2: Protect groundwater and environmental quality**.~~

~~Objective A: Determine and prioritize where sanitary sewer services should be extended to accommodate existing and proposed developments.~~

~~Objective B: Where a public utility system is not available, explore alternatives that can provide cost effective service.~~

~~Objective C: Examine reclaiming treatment plant effluent for beneficial re-use.~~

~~Objective D: Reduce the impact that individual septic disposal systems can have on ground water quality through public educational programs.~~

~~Objective E: Utilize a variety of policies to ensure that adequate sewage collection and treatment facilities are provided to all residential and non-residential structures in the community.~~

~~Objective F: Implement strategies to address problems with On-Site Sewage Disposal Systems (OSDS) in areas of hydro-collapsible, expansive soils or in areas of high nitrates.~~

~~*Policy 1: When feasible, effluent shall be used for irrigation of parks, open space, golf courses, and landscaping.*~~

Goal ~~3~~1: Continue to develop the Calvada Eye as a focal point of the community in a campus like mixed use office/retail manner.

Objective A: Integrate useable outdoor spaces into site design, by way of courtyards, outdoor seating, by providing shading and sheltered spaces.

Policy 1: Provide attractive outdoor spaces through the use of public amenities such as; benches, drinking fountains, trash receptacles, kiosks, awnings, and rest areas.

Policy 2: Create interior and exterior spaces that promote interactions between residents and visitors.

Policy 3: Create walking paths and utilize a portion of vacant space for a dog park and covered playground for residents that live in the apartments nearby.

Goal ~~4~~2: Nye County government buildings should be high performing buildings and grounds that use energy and water efficiently and contribute to improving the quality of the built environment.

Objective A: Continue to ~~M~~modernize and upgrade existing facilities to keep older buildings functioning at a high level of performance.

Policy 1: Use photovoltaic arrays to provide covered parking areas and generate power for County buildings.

Objective B: Drought tolerant and xeric landscaping should be the primary choice used to landscape the Nye County government buildings.

Objective C: Develop architecturally stimulating and flexible space for a variety of community public services.

Policy 1: Provide facilities that are flexible and adaptable in order to meet changing community needs.

Goal ~~5~~3: Co-locate offices of similar purposes to provide streamlined government services.

~~**Goal 6: Develop a process for the designation of aboveground utility corridors (i.e., corridors within which electric transmission lines with capacities of 200KV or greater, will be located), in cooperation with the Nevada State Office of Energy, all adjacent counties, and the Bureau of land Management.**~~

~~Objective A: Amend Nye County Code to establish a public hearing review process for the review of aboveground utility projects (creation, amendment or deletion of corridors), by special use permit.~~

~~*Policy 1: Ensure that aboveground utility projects and corridor widths are coordinated with Nevada State Office of Energy, all adjacent counties, the Bureau of Land Management, existing and planned infrastructure or other utility projects.*~~

~~*Policy 2: Develop appropriate locational and setback criteria for proposed corridors.*~~

~~*Policy 3: Support increasing capacity of existing utility corridors over establishing new ones.*~~

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[1] Earl Nightinggale.

CHAPTER FOUR
LAND USE

INTRODUCTION

"Make no little plans; they have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work." – Daniel H. Burnham, Architect (1846-1912)

NEVADA REVISED STATUTES (NRS 278.160): Subject Matter of the Master Plan states:
Land use plan. An inventory and classification of types of natural land and of existing land cover and uses, and comprehensive plans for the most desirable utilization of land. The land use plan

(1) Must address, if applicable:

(I) Mixed-use development, transit-oriented development, master-planned communities, and gaming enterprise districts; and

(II) The coordination and compatibility of land uses with any military installation in the city, county, or region, taking into account the location, purpose, and stated mission of the military installation.

(2) May include a provision concerning the acquisition and use of land that is under federal management within the city, county or region, including, without limitation, a plan or statement of policy prepared pursuant to NRS 321.7355.[i]

This section is intended to help guide growth and development in the Pahrump Regional Planning District (PRPD) in a manner that will minimize fiscal impacts of providing services and improve the quality of life and standard of living for the residents of the PRPD. Throughout the United States, unplanned growth is known to require billions of dollars in public subsidies[ii]. Yet, most people assume that growth always provides fiscal benefit to a community.

The legal authority to coordinate growth is based on the need to protect the health, safety, and welfare of the citizens of the community.

PLANNING HISTORY IN PAHRUMP VALLEY

"Once the Pahrump Valley became settled by European descendants, the use of land consisted of agricultural activities and associated residential uses. The predominance of land was dedicated to cotton and feed crops. Natural springs in the valley provided dependable sources of water, which helped create one of Nevada's largest agricultural areas. Today, agriculture on a large scale is virtually absent from the valley"[iii].

The first subdivisions began in the early 1960's when a group of Los Angeles lawyers, purchased large parcels, created "paper[1]" subdivisions and "sold lots by the hundreds. Soon after, valley residents subdivided an additional several hundred acres. In the early 1970's the Preferred Equities Corporation (PEC), purchased a large tract of land known as the Pahrump Ranch, from local resident and farmer - Walt Williams and began development of Pahrump, subdividing the land, building a golf course, community library, roads and installing water and sewer into some areas. PEC sold thousands of lots to individual owners with promises of roads and infrastructure (water, sewer, and parks)"[iv]. "Today, there are scores of parcels that cannot be developed until water and sewer services are extended to such areas"[v].

Land development and land uses remained unrestricted in the ~~PRPD~~ Pahrump Valley until the late 1990's with regulations allowing property owners to split parcels of land without contribution to the development of roads, county provided services or other infrastructure. Once the acreages were parceled down to "one-acre gross", the serial divisions stopped due to State regulations (NAC 444.790), that requires a minimum of one-acre gross for the installation of a domestic well and an individual sewage disposal system (ISDS). These large lot subdivisions were very easy to develop, and developers avoided significant infrastructure costs. Recent code changes by the BOCC have placed a parcel size requirement (no parcel map application will be accepted for processing if the existing parcel is less than ten (10) gross acres in size), coupled with additional dedication of water-rights.

[1] "Paper subdivisions" is a term used to describe land which consists of lots that only have recognition on paper and, in most cases, have no formed roads, drainage, water, sewer or electricity.

On May 7th, 1996, Ordinance 189 became effective and created Title 16.24, Pahrump Regional Planning District (or PRPD) and the Pahrump Regional Planning Commission (or PRPC) to carry out the provisions of NRS 278.010 thru 278.630 and to act on planning-related matters with specific authority by the Board of County Commissioners in section 16.24.030.C. The PRPC included seven (7) members, each of whom must reside in the PRPD, and were appointed by the BOCC. With the creation of Title 16.24, the PRPC were tasked with crafting a Master Plan, in accordance with NRS 278.150 thru 278.210. The PRPC was given authority to grant zoning variances, special use permits, parcel maps, tentative and final subdivision maps, maps of reversion, and abandonment of streets.

Title 17.04 only pertains to the Pahrump Valley, outlying communities in Nye County do not have zoning but are required to comply with Title 15.12 Flood Damage Prevention requirements for construction.

In 1998 Nye County created Pahrump Building and Safety, and required permits for all new ~~construction,~~construction. On September 1, 2000 Ordinance 229 established title 17.04, "Zoning and Conditional Use Permits within the Pahrump Regional Planning District". The purpose of the ordinance was to preserve the quality of air and water resources, promote the conservation of open space and protection of natural resources from unreasonable impairment, to protect life and property in areas subject to floods and other natural disasters, and to ensure the development of an adequate supply of affordable housing for the community. It was the intent of the Board of County Commissioners that these regulations be applied with reasonable consideration given to the character of the community and encourage the most appropriate land use throughout the PRPD. ~~yet the use of land remained relatively unregulated under "Open Use zoning", described by Nye County Ordinance No. 229 as ". . . any use or enterprise, subject to approval by the Nevada Department of Human Resources, Health Division, Bureau of Health Protection Service, where applicable, is authorized in the Open Use (OU) zoning district." That same ordinance also established the "Highway Frontage District" as a non-residential district.~~ Prior to Ord. 229, ~~T~~the lack of zoning posed two distinct problems; first, banks were less likely to extend loans for commercial or residential development without zoning and second, the OU classification did little to protect property values or from conflicting land uses".[1] Land use conflicts coupled with exponential growth and escalating land values in the Pahrump area drove the formulation and eventual adoption of the 2003 Master Plan Update for the Pahrump Regional Planning District. Amendment of the Zoning Code, followed in 2004 which expanded the zoning categories and applied zoning to the land. The 2003 Master Plan Update established close to 20 land use categories. Many of these were narrowly defined, single use, provided limited flexibility in terms of land use application and created confusion between the Master Plan and Zoning, since the terms used to identify both master plan designation and zoning were identical. The direction taken by the planners with regard to the 2014 plan update was to simplify the Master Plan designations, increase plan flexibility, and promote a more efficient pattern of development, preserve rural areas, and recognize water supply and quality issues as paramount in terms of land use planning. The goal of the 2022 update is to review the goals, objectives and policies to determine what goals have been reached and what goals remain.

GROWTH IN THE PAHRUMP VALLEY

According to the U.S. Bureau of Census, the 1980 population of Pahrump was 3,311 persons. ~~During ten years s~~Since 1980, Pahrump's population ~~tripled~~ has risen to over ~~10,000~~44,738 people. ~~and between the 1990's and the early 2000s, it was estimated that the population of Pahrump rose by more than 25,000 people, representing an increase of" over 300 percent".~~

~~More recently~~During the early 2000's, the national housing bubble created one of the worst economic downturns in the United States since the Great Depression and Pahrump was deeply affected by the recession. Pahrump experienced unemployment, population loss, declining housing values, and increasing demands for social services with fewer dollars to pay for them. Pahrump's economy along with national and local economies contracted. ~~Statistics indicate the U.S. economy has yet to return to the pre-recession values, however economist indicate that the nation is slowly pulling out of the recession and indications of recovery are apparent in the Pahrump Valley as well.~~ The community was hit hard again during the 2020 Pandemic with job loss as the country was shut down. While the physical offices were closed, the building permits, land division maps and zoning applications didn't cease. BOCC and PRPC meetings were held online and applications were processed while staff worked from home. While the threat of recession is looming once more, zoning applications and building permits are still being submitted and houses are being built.

ACCOMMODATING FUTURE GROWTH

In order to provide necessary community services, growth and development must be directed to appropriate locations in order to coordinate county-provided services. The PRPD has a substantial amount of undeveloped, privately owned, lands that would only be suitable for development if infrastructure was available. ~~can be made suitable for development much of it based on necessary water and sewer services~~ . There are ~~L~~large tracts of undeveloped land ~~are~~ located in all quadrants of the PRPD offering good opportunities for all types of development, however, buyers are encouraged to do their due diligence and research proposed parcels for access to required utilities prior to purchase.~~-~~The acreages allotted within each designation are substantial and are estimated below.

Table 4.1:

~~2014 Master Plan Land Use Designation Acreages:~~	
~~2014~~ 2022 **Master Plan Designation**	**Allotted Acreages**
Rural Density Residential	~~74,926~~59,662 ac.
Low Density Residential	~~3,107~~3,094 ac.
High Density Residential	~~1,418~~1,404 ac.
Rural Development Area	~~448~~ 440 ac.
Community Development Area	~~4,639~~4,729 ac.
Special Plan of Development	~~6,873~~7,281 ac.
Rural Industrial Area	~~364~~ 572 ac.
Business Industrial Area	~~1,905~~1,979 ac.
Open Space, ~~Parks~~Parks, and Recreation	~~534~~ 1,070 ac.

Information provided by L. Haux, Mapping Administrator, of the Nye County Assessor's Office

LAND USE CONSIDERATIONS

The Regional Planning Commission in conjunction with the BOCC are committed to development approaches beyond the conventional land use patterns that make it difficult for the Town and County to meet fiscal, social, public health, and environmental goals by using a range of strategies to pursue economic opportunities while maintaining the rural character that resident's value.

LAND USE CHALLENGES

"Grandfathered" Uses and Nuisance: Land use conflicts are common in Pahrump, due in part to the lack of zoning regulations up until ~~1998~~ 2000 and because zoning categories, where used were implemented incrementally. Some of the most common land use conflicts are industrial business activities adjacent to residential areas or sexually oriented businesses (SOB) located within proximity to community uses. Conflicting land uses can have extensive negative effects on economic development. ~~"Land use conflicts may pose a threat to health, safety and welfare and negatively affect economic values; however, such uses may continue operations as legal non-conforming uses until such time as the owner abandons the specific use".~~ The term "grandfathering" is a convenient way to refer to lawfully pre-existing nonconforming uses of land.

Nuisances are unreasonable or illegal use of land by a person on their own property in ways that adversely affects the health, safety, or welfare of the public by injuring the rights of others. Nuisance is based on the principle that no one has the right to use property in a manner such as to injure a neighbor or the community. Goals and policies related to incentives to manage land use conflicts and nuisances are outlined within the Land Use Plan.

Land Use Management: Zoning, Codes, Covenants and Restrictions (CC&R's) and Deed Restrictions are various types of governing documents that dictate how real property may be used.

Zoning is the tool used to implement the master plan. Zoning categories place development regulations and restrictions on land by local government. It is the most common form of land-use regulation and is typically established on separation of incompatible uses in order to protect and ensure the character of a planning area, neighborhood, or community. Zoning may be use-based or it may regulate the form-base of development or light and space design.

- Form-Based Codes are an alternative to conventional zoning techniques and may prove to be more suited to the PRPD as opposed to segregation or separation of land uses. The form-based code addresses the relationship between building facades and the public realm, the form and building mass in relation to one another and to the scale of the neighborhood, and streets[vii], as opposed to merely separating the various categories of land uses.

- Codes, Covenants and Restrictions (CC& R's) are private regulations that are implemented and administered through a private homeowner's association (HOA). Restrictive covenants (i.e.: Deed restrictions) are legal limitations on the use of private property[viii]. Various means of private land use restrictions were placed on some of the parcels and subdivisions throughout the PRPD.

Goals and policies related to improving land management are outlined within the Land Use Plan.

Strip Zoning: Much of the two State Routes (160 and 372) in the community were planned and zoned for commercial activities. The commercial designations were established apart from the physical layout and subdivision design. Much of the land adjacent to either roadway had originally been platted as single or multiple family residential lots backing up to the highways. In recent years, developers have oriented commercial buildings to front and access onto the highway. Overlay zoning is one tool that the community can use to supplement the underlying regulations to address the particular strip corridor issues. Goals objectives and policies to create commercial nodes at secondary and arterial streets is encouraged to mitigate the negative impacts of strip zoning that generate large volumes of traffic, partly as a result of people driving from one store to another.~~, and many left turns make congestions worse.~~

Large-Lot Preservation: In order to maintain the rural characteristics of the community, goals, policies, and objectives are established to protect areas of large parcels by implementing appropriate large-lot zoning. The purpose of such standards would be to accommodate the residential/agricultural/livestock uses and lifestyle at very-low densities that characterize the rural heritage of Pahrump, while protecting rural residential communities from encroachment by more dense development patterns. Goals and policies related to developing protections to identify and preserve the rural neighborhoods are outlined within this Land Use Plan.

Premature and Obsolete Land Subdivisions: "Premature land subdivisions occur when a landowner subdivides a parcel of land into lots for sale far in advance of the market for those lots. In many cases, the landowner does not intend to actually build anything on the subdivided lots, but merely to enhance the value of the land and then to sell the lots to a land developer or to individual lot buyers."[ix]

Premature subdivisions are of concern to local government for a couple of reasons:

1. Land Use Commitments. Premature subdivisions tend to commit land to a development pattern long before those decisions should have been made, such as lots created within a regulatory flood hazard area. The fact that the lots have been platted and sold makes such subdivisions much more difficult to manage today.[x]

2. Servicing Costs[xi]. In many instances in the Pahrump Valley, early land development did not include on-site or off-site infrastructure – providing such infrastructure at today's costs, coupled with the costs of providing

police, fire, emergency medical and social services to the widespread subdivisions, the property taxes collected do not cover the costs of providing these services.

"Obsolete subdivisions are a more difficult subset of premature subdivisions, because they were created before local government had modern subdivision standards in place"[xii].

Subdivision Improvement Agreements are required prior to a final subdivision map being signed off for approval to ensure that all required improvements meet County standards and are free and clear of all liens and encumbrances. They were implemented into Title 16.25 Subdivisions in 1998 by Ordinance 215 and 16.28.370 was updated in 2001 under Ordinance 236.

Infill Development: This update of the Master Plan proposes goals, objectives and policies that would refine the impact fee regulations, to reflect the actual impacts of development more accurately on the community. New construction in outlying areas, for example, often requires the extension of new roads, additional maintenance for the added miles traveled for other county provided services (such as school bus transportation). In contrast, infill development may require minor improvement to existing facilities – rather than the more expensive construction of new facilities — or developing in areas with excess service capacity, which may not require any new public infrastructure investments at all.

To recognize this differential impact, and encourage investment in developed areas, some communities establish infill areas where impact fees are reduced or waived.[xiii] By varying impact fees, the PRPD can promote location-efficient development and affordable housing. Infill development benefits the community through cost effective provision of services. Growth through infill development is a key principle to ensure that growth is properly managed and directed into areas where county services can be provided at minimal impact on taxpayers. Goals and policies related to incentives for Infill development are outlined within this Land Use Plan.

Flood Prone/Soils & Land Suitability Analysis: Land suitability analysis involves the application of criteria to the landscape to assess where land is most and least suitable for development of structures and infrastructure.

- Environmentally sensitive areas
- Flood prone areas
- Slope and topography
- Certain soil types

Goals and policies related to flood safety and developing within a flood prone area are outlined within this chapter.

Water Availability: This topic is covered extensively in the Conservation/Chapter Six of this document, but as water and its availability is key to the vitality of this community this topic is crucial to the Future Land Use Plan.

There is increasing concern about the availability of water in the Pahrump Valley especially in regard to land use decisions. ~~The Nevada Division of Water Resources (NDWR) lists over 11,000 domestic wells in its database. Although the current number of new wells being drilled each year is very small, during the economic boom 600 to 700 new domestic wells were being drilled each year. Additionally, there are over 8,000 currently vacant lots in Pahrump entitled to a domestic well increasing the total potential pumpage in the Pahrump valley by approximately 4,000 acre-feet per year. Although the amount of water allowed to be pumped by a domestic well is 2 acre-feet annual (afa), NDWR estimates average domestic well use at 0.5 afa (or 542 gallons per day). Assuming this rate of pumpage and 11,000 existing domestic wells coupled with a potential of 8,000 new domestic wells, the corresponding water use is estimated to be approximately 72,343 acre feet annual without including the subdivisions that have been approved under a Development Agreement.~~ Acknowledging that water is a limited resource and a resource to be understood and studied is an integral step towards making sound land-use decisions. Goals, objectives, and policies are outlined in this Land Use Chapter to assure that future land use decisions are predicated upon water availability.

Capital Improvement Funding Sources[xiv]: For the county to fund the necessary expansion of facilities over the next several years, the county will need to consider alternative funding sources in addition to those in current use. Additional funding sources may be:

- Bonds – General obligation bonds or revenue bonds may be used for parks and recreation projects, public safety facilities and County facility projects.
- Public land sales – Proceeds from the sales of public lands may fund the development of parks, trails, and natural areas.
- Regional Transportation Commission (RTC) Bonds – Reimbursements for street construction and flood control projects may be received from RTC bond proceeds. The debt would be repaid with gasoline taxes.
- Fire Safety Tax – A property tax may be used to improve the county's fire protection facilities and staffing.
- Sales Tax increase – Reimbursement received from a sales tax increase may be used to repay bonds issued to design and construct flood control projects.
- Contributions – Businesses or individuals who either wish to fund special projects or want a particular benefit, e.g., road surfacing and drainage projects are partially funded with contributions to have the project completed.
- Fund Balance – Reserve monies accumulated from prior years' appropriations for work-in-progress projects.
- Future Bonds – General obligations bonds or revenue bonds to be issued in the future per the CIP recommendation.
- Grants – Federal monies received from:
  - Community Development Block Grant (CDBG) programs.
  - HOME Grant programs.
- Impact Fees – Revenue collected from impact fees are used to cover the costs of developing roads, and other public services and infrastructure. The impact fees area assessed on new development and its particular impact on county-provided services. Local Governments – Reimbursements from other government entities per interlocal agreements.
- Nevada Department of Transportation (NDOT) – Reimbursements received from NDOT paid from tax revenue for traffic safety programs, as well as gasoline tax revenues for roadway maintenance.
- Room Tax – Monies received from the State of Nevada for a legislatively imposed one percent motel/hotel room tax to be used exclusively for transportation projects.
- Service Fees – Charges to individuals based on their usage on special services.
- Special Assessments – Amounts received from certain property owners to defray all or part of the cost of capital improvement projects deemed to benefit those owners' properties.

Restricted Funds[xv]: are those that are limited in some manner such as a specific geographic area like a neighborhood or town. Examples of these funds are:

- Special Improvement Districts (SID)
  A SID is a device whereby the county acts as the agent for property owners to construct streets, sidewalks, curbs and gutters, sewer, and water lines, streetlights, and other local improvements. It is the only mechanism the law provides for having public improvements made in an area when 1) the property owners in the area desire the improvement, but some or all of them cannot pay in cash, or 2) when the majority of property owners in the area want an improvement and the minority does not want to pay its fair share. The basic purpose of a SID is to afford a property owner the opportunity of using their property as collateral for financing their prorated share of the proposed improvement and allows payment of this indebtedness at a low rate of interest which is based on the Bond Buyers Index of 20 Municipal Bonds most recent publication of rates. Property owners have the option of paying for the costs of the improvement within 30 days or may extend their payments over a period of 2 to 30 years.

- Business Improvement District (BID)
  A BID provides improvements and activities such as sidewalk cleaning, trash collection, graffiti removal, security, marketing, and events to a commercial district. Its purpose is to supplement, not replace, government services. BIDS are based on a benefit assessment model whereby property owners in a given area agree to assess

themselves additional revenues that will be used for services in that area. These revenues are not managed by the county but by property owners themselves. A BID is formed by the private sector, which in most cities must show that a majority of those who will pay the assessment are in support, usually through filing a positive petition with the county Commission. The BID board of directors is made up of district property and business owners who set the policies and oversee operations. The board hires professional staff to manage the district on a daily basis.

- Community Development Block Grant (CDBG)
  CDBG is a grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development. Nye County is an entitlement community grantee which utilizes CDBG funding to develop viable communities by providing decent housing, a suitable living environment and opportunities to expand economic opportunities principally for low- and moderate-income persons. HUD awards grants to entitlement community grantees to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development and providing improved community facilities and services.

- General Improvement District (GID)
  The GID is a quasi-public agency established under NRS 318 authorized to construct, acquire, operate, and maintain public facilities in the district. The GID can be formed by any county commissioners or an elected board of trustees. The GID may set rates, tolls, and fees to be charged for the provision of the facilities and services that it determines to preserve or enhance the general health, safety, and welfare of the community. The GID may also borrow or raise funds to acquire, construct and/or provide those facilities and services to the community. The GID has the power to levy and collect taxes necessary to sustain its operations.

  Within the limits of the statutes, the GID is empowered to provide certain facilities and services to the community, which gives it more control over the level of facilities and services offered as well as their maintenance. The GID is authorized to issue various types of securities to fund facilities, services, maintenance, and its operations, such as Revenue Bonds, GO Bonds and Assessment Bonds, all of which offer more public financing options for the developers and builders.

Redevelopment: According to NRS Chapter 279, "redevelopment" means the planning, development, replanning, redesign, clearance, reconstruction or rehabilitation, or any combination of these, of all or part of a redevelopment area, and the provision of such residential, commercial, industrial, public or other structures or spaces as may be appropriate or necessary in the interest of the general welfare" . . . Redevelopment is a recognized process where local government works in partnership with private development to enhance the economic vitality of the community within specific project areas with the specific purpose of eliminating economic decline or disuse. The benefits of redevelopment include:

- *Increase investment in the community,*
- *Provide a wider range of job opportunities, for retail, service, office, assembly, and manufacturing jobs,*
- *Improved infrastructure,*
- *Increased property values,*
- *Restoration of community pride,*
- *Remodeling of existing buildings,*
- *New cultural, shopping and recreation opportunities,*
- *Reversal of the financial drain.*

~~Infill Development: This update of the Master Plan proposes goals, objectives and policies that would refine the impact fee regulations, to reflect the actual impacts of development more accurately on the community. New construction in outlying areas, for example, often requires the extension of new roads, additional maintenance for the added miles traveled for other county provided services (such as school bus transportation). In contrast, infill development may require minor improvement to existing facilities – rather than the more expensive construction of new facilities – or developing in areas with excess service capacity, which may not require any new public infrastructure investments at all.~~

~~To recognize this differential impact, and encourage investment in developed areas, some communities establish infill areas where impact fees are reduced or waived.[vi] By varying impact fees, the PRPD can promote location-efficient development and affordable housing. Infill development benefits the community through cost effective provision of services. Growth through infill development is a key principle to ensure that growth is properly managed and directed into areas where county services can be provided at minimal impact on taxpayers. Goals and policies related to incentives for Infill development are outlined within this Land Use Plan.~~

Public Lands: Although Nye County is comprised of more than 98% public lands managed by various federal agencies, the PRPD contains the highest percentage of privately owned land in Nye County. The Bureau of Land Management (BLM) is the main land management agency within the boundary of the Pahrump Regional Planning District.

On occasion these BLM lands are designated for sale into private ownership. BLM may only sell public lands that have been identified as potentially suitable for disposal in an approved Resource Management Plan (RMP). Once cleared by BLM, the lands are offered to interested parties through a competitive bidding process.

Figure 4.1 shows the locations and identifies the proposed uses of the current BLM disposal lands as well as those lands nominated by Nye County as potential disposal lands for the upcoming Resource Management Plan Update. Figure 4.1 lists the BLM lands in the following classifications:

1. Disposable - are lands that have been designated by BLM as appropriate for disposal in the 1998 Las Vegas Resource Management Plan (RMP), which is currently undergoing revision.
2. Recreation and Public Purpose (R&PP) - are public lands that can be made available under federal statutes to meet community needs for public purposes such as schools, parks, recreational facilities, etc.
3. Withdrawn - are those lands that are held by one Federal agency for the benefit of another (Federal, State or Local) agency.
4. Disposal Nominations - are those BLM managed lands that Nye County would like to have included in the RMP update as disposable.

~~Yucca Mountain Project (YMP): The federal government's Yucca Mountain Project (YMP) involves the consolidation of the national inventory of high-level radioactive waste and commercial spent nuclear fuel in a facility within Nye County, located approximately 90 miles northwest of the PRPD. YMP is a major concern for everyone in Nye County. YMP is a Federal project located on Federal land, and it is not a project the residents of Pahrump will be able to make decisions on directly. Should the Nuclear Regulatory Commission grant a license to construct the high-level nuclear waste storage facility at YMP, there will undoubtedly be significant impacts on county-provided services, local sheriff, fire protection and emergency services, increased demand for medical, housing and classrooms and school facilities. Nye County may find itself hard pressed to absorb the impacts without a cooperative agreement with the DOE for mutual aid and support. As noted in the Draft Environmental Impact Statement (DEIS), YMP impacts on public services could require mitigation. The safe construction and operation of the repository is of paramount concern to residents of the PRPD.~~

FUTURE LAND USE PLAN

~~To graphically represent the form of development that the Pahrump Regional Planning District can achieve over the next 20 years, a future land use map has been developed from the above Land Use considerations.~~ The current future land use map (Map Figure 4.2) includes land use designations to guide future growth, development, and possible amendments to the zoning ordinance while providing a substantial amount of flexibility in the application of specific zoning districts. The Future Land Use Plan map is not a zoning map. It is a guide to changes to the zoning map which works to implement the goals and policies of the master plan.

As indicated previously, the planning mandate for this plan update was to:

1. Differentiate between Master Plan designations and zoning classifications.
2. Simplify the Master Plan by reducing the number of designations.
3. Increase plan flexibility by allowing a range of conforming zoning districts in each designation.
4. Promote a more efficient pattern of development.

5. Preserve rural areas, and
6. Recognize water supply and quality issues as paramount in terms of land use planning.

Within each land use designation, the least intensive or least dense applicable zoning designation should be implemented in order to achieve the proposed development. In other words, granting a developer an increase in density and/or intensity may be considered by the Regional Planning Commission on a case-by-case basis given the particular plan of development and the context of development. Protection of sensitive areas will take precedence over the maximum density allowed by a zoning district. Approvals to allow increases in density or intensity will be based on:

- sound design principles,
- proper location within the community,
- appropriate lot configurations,
- neighborhood suitability,
- buffering,
- provision of open spaces, active and passive recreational opportunities,
- protections of views/ vistas,
- County's ability to provide services in a cost-efficient manner, i.e., not spending tax dollars for the benefit of a particular development's needs,
- creativity of architecture and innovative subdivision designs,
- use of Low Impact Development and green building techniques,
- conservation-oriented indoor and outdoor water use,
- ~~P~~participation in community flood mitigation.

Using data from the Nye County Assessor's Office combined with the Nye County Geographical Information System; staff has performed an analysis of the existing land uses, acreages, flood hazard, availability of infrastructure and existing zoning. Considerable effort to garner public opinion has also been taken into account in the formulation of the Land Use Plan. The Land Use Plan of the Pahrump Regional Planning District is designed to promote sound land use decisions. The pattern of land uses—their location, mix, intensity, and density—is a critical component of the character of the community. The future land use map is intended to provide sufficient land for a variety of uses and to locate these various land uses appropriately in order to reduce the costs of providing and maintaining adequate public facilities.

In accordance with the Federal Land Policy and Management Act (FLPMA) of 1976 Bureau of Land Management (BLM) lands are included in the Future Land Use Map in order to coordinate the use, planning and management of the federally managed lands within the PRPD.

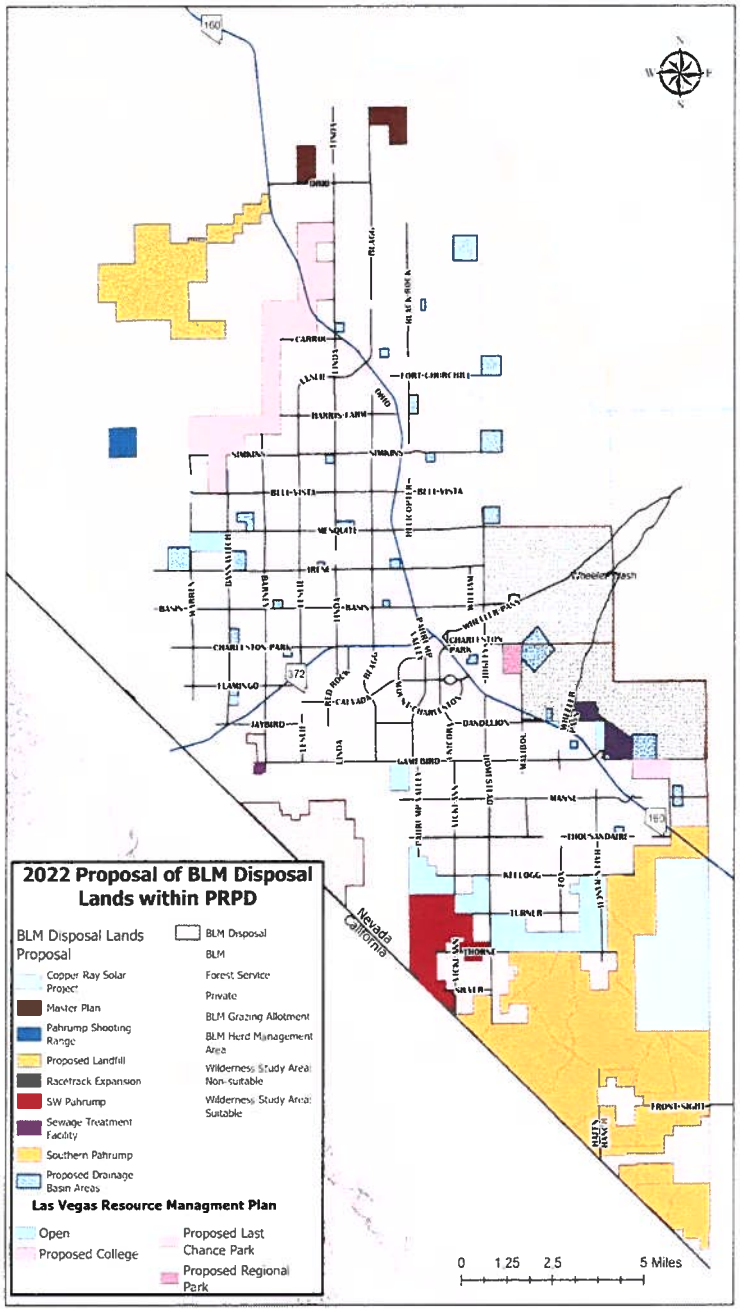

Figure 4.1 BLM Disposal Status Map

LAND USE DESIGNATIONS, DESCRIPTIONS AND OBJECTIVES

A. Land Use Designations - Public Lands

The following two (2) land use designations pertains to lands that are managed by various federal or state agencies and may or may not be disposed and sold for private use and have no other special designation placed on them by the managing agency.

1. *BLM Multiple Use Area - BLM-MUA*

   Purpose: To identify potential mining areas, and lands to be reserved for State, Nye County, Nye County Water District, the Town of Pahrump for future development of public facilities, public educational facilities, renewable energy projects, and public infrastructure, industrial, commercial, or residential development and to protect these areas from encroachment by incompatible uses.

   Nye County and BLM must review permit requirements to lease or otherwise use such land for compliance with the goals and policies of this Master Plan and the BLM Resource Management Plan of the Las Vegas District to ensure any use, temporary or permanent, will not jeopardize or negatively impact the historic, scenic, archaeological, habitat, cultural, water resources and air quality of the Pahrump Valley.

2. *BLM Disposable Area - BLM-DSP*

   Purpose: In the 1998 Las Vegas Resource Management Plan, BLM identified areas in the Pahrump Valley that may be disposed of for public or private ownership at some point in time. Lands so designated have been identified for potential disposal on the future land use map and may be a recreation and public purposes (R&PP) act or a Congressional withdrawal which are legislative actions by Congress in the form of public laws (Acts of Congress[xvii]), and have been noted with the specific planned community use. Private development of disposable lands would be subject to a Development Agreement in accordance with Nye County Code Title 16.32.

B. Land Use Designations - Private Lands

The following land use categories pertain to *privately* owned lands within the Pahrump Regional Planning District.

1. **Residential**: There are three (3) residential designations mapped on the future land use plan for private lands.

   a. *Rural Density Residential - RDR*

   Purpose: To designate areas for large-lot, rural residential housing on lots 1-acre in size or greater, and associated uses such as raising livestock at densities consistent with rural lifestyles. The distinctions of this designation are:

   - Development densities are related to very low density residential such as; residential housing on acreage with a domestic well and ISDS system.
   - Roadways are rural in character with minimal lane widths and may or may not be paved. Road designs include unimproved shoulders, minimal intersection design, no turn lanes or street lighting.
   - Residents are advised that Nye County rural road standards apply. Residents may experience longer trips to schools, bus stops, library, recreation facilities and commercial services.
   - Flexibility in subdivision design such as cluster-style developments designed to increase usable open spaces and avoid sensitive or scenic features may be approved by the Governing Board upon positive recommendation by the Planning Commission. Such recommendation is predicated upon increased participation from the developer(s) to provide amenities such as passive and developed active open spaces as well as use of Low Impact Development techniques and U.S. Green Building Council (USGBC) & Leadership in Energy & Environmental Design (LEED) building standards.
     - Designs that result in a conventional, uniform appearance will not be considered consistent with a rural environment.

- Protection of sensitive areas will take precedence over the maximum number of lots allowed by zoning.
- Schools, churches, and public facilities may be located in RDR designated areas.

b. Low Density Residential - LDR

Purpose: To designate areas for suburban-style residential housing with associated uses on lots that are ¼ acre to 1-acre in size. The distinctions of this designation are:

- Development densities are suburban in character and areas may or may not be served by public water and/or sewer.
- Livestock are not compatible.
- Roadways are rural in character with minimal lane widths, are generally paved or chip sealed. Rural road standards apply; however, roadway designs may consider designated bicycle lanes or trails within the Rights-of-way (ROW).
- Flexibility in subdivision design such as cluster-style developments designed to increase usable open spaces and avoid sensitive or scenic features may be approved by the Governing Board upon positive recommendation by the Planning Commission. Such recommendations are predicated upon increased participation from the developer(s) to provide amenities such as passive and developed active open spaces as well as use of Low Impact Development techniques and U.S. Green Building Council (USGBC) & Leadership in Energy & Environmental Design (LEED) building standards.
  - Designs that result in a conventional, uniform appearance will not be considered consistent with a rural environment.
  - Protection of sensitive areas will take precedence over the maximum number of lots allowed by zoning.
- Schools, churches, and public facilities may be located in LDR designated areas.

c. High Density Residential - HDR

Purpose: To designate areas for urban-style single family neighborhoods and multi-family housing along with open spaces and community facilities at densities consistent with the availability of infrastructure to support the development. The distinctions of this designation are:

- Development and service standards are related to higher density residential standards.
- Roadways are paved with curb, gutter and sidewalk, controlled access, turn lanes, bicycle lanes, storm-water drainage systems and street lighting.
- Connection to a public water and sewer system ~~is requisite and~~ may or may not be available therefore, property development may require significant investment to provide needed infrastructure.
- Residents in HDR areas typically are able to walk to facilities and commercial services.
- Flexibility in subdivision design such as cluster-style developments designed to increase usable open spaces and avoid sensitive or scenic features may be approved by the Governing Board upon positive recommendation by the Planning Commission. Such recommendations are predicated upon increased participation from the developer to provide amenities such as passive and developed active open spaces as well as use of U.S. Green Building Council (USGBC) & Leadership in Energy & Environmental Design (LEED) building standards.
  - Protection of sensitive areas will take precedence over the maximum number of lots allowed by zoning~~.~~ by requiring proposed subdivisions to submit tentative maps to the Department of Wildlife for review, pursuant to NRS 278.335.
- Schools, churches, public facilities may be located in HDR designated areas.

2. **Mixed Use:** There are three (3) multiple use designations shown on the future land use plan for private lands. These are:

a. Community Development Area - CDA

Purpose: An urban designation for higher intensity/density areas at appropriate locations within the PRPD designed to provide a wide variety of goods, services, and housing types to satisfy the needs of the region along with appropriate amenities, open spaces, and community facilities consistent with a more developed environment coupled with the availability of infrastructure to support the development. The CDA should be implemented to create defined regional economic development and employment centers. The distinctions of this category are:

- Development and service standards are related to higher density residential and higher intensity commercial -service, business standards.
- Roadways developed to urban standards and are paved with curb, gutter and sidewalk, controlled access, signalized intersections, turn lanes, medians, bicycle lanes, storm-water drainage systems, and street lighting.
- Public water and sewer may or may not be available therefore, property development may require significant investment to provide needed infrastructure.
- A large variety of commercial goods services and housing opportunities are available.
- Flexibility in subdivision design such as cluster-style developments designed to increase usable open spaces and avoid sensitive or scenic features may be approved by the Governing Board upon positive recommendation by the Planning Commission. Such recommendations are predicated upon increased participation from the developer to provide amenities such as passive and developed active open spaces as well as use of U.S. Green Building Council (USGBC) & Leadership in Energy & Environmental Design (LEED) building standards.
    - Protection of sensitive areas will take precedence over the maximum number of lots allowed by zoning by requiring proposed subdivisions to submit tentative maps to the Department of Wildlife for review, pursuant to NRS 278.335.

b. Rural Development Area - RDA

Purpose: A rural designation that allows low intensity/density mixed use areas at appropriate rural locations within the PRPD designed to provide limited goods and services along with compatible rural residential uses, open spaces, and community facilities. Development is scaled to the rural nature of the area and lack of infrastructure. RDA provides neighborhood commercial goods and services that typically do not attract vehicle trips from outside of the neighborhood. The distinctions of this designation are:

- Development standards are related to low and very-low residential densities and low-intensity commercial development.
- Property development may require significant investment to provide needed infrastructure including roads, water, and sewerage facilities.
- Roadways are rural in character and may require significant investment to meet standards.
- Flexibility in subdivision design such as cluster-style developments designed to increase usable open spaces and avoid sensitive or scenic features may be approved by the Governing Board upon positive recommendation by the Planning Commission. Such recommendations are predicated upon increased participation from the developer to provide amenities such as passive and developed active open spaces as well as use of U.S. Green Building Council (USGBC) & Leadership in Energy & Environmental Design (LEED) building standards.
    - Designs that result in a conventional, uniform appearance will not be considered consistent with a rural environment.
    - Protection of sensitive areas will take precedence over the maximum number of lots allowed by zoning.

c. Special Plan of Development - SPD

Purpose: The SDP designation is for developments that have undergone an additional level of public review and approval, such as a Development Agreement or any other special level of public review or licensing process, or the property has adequate infrastructure (water/sewer, ROW, etc.) that has been developed. All zoning districts are deemed in conformance with the SPD designation based upon the approved specific plan or license issued.

3. **Industrial**: There are two (2) industrial designations shown on the future land use plan for private lands. These are:

   a. *Business Industrial Area - BIA*

   Purpose: To identify areas for business development of an intense industrial nature including manufacturing, processing, warehousing, construction industries, production, wholesale trade, mining, storage yards transportation and other similarly styled activities that are generally compatible with certain commercial activities. This designation is intended to create an environment in which business and industrial operations are conducted with minimum impact on the surrounding land uses. Limited residential, (caretakers dwelling) and commercial office uses which support the primary industrial activities will be allowed. The distinctions of this designation are:

   - BIA areas are sited on appropriate roadways that can or will be developed to handle the specific type of business traffic.
   - Public water and sewer may or may not be available therefore, property development may require significant investment to provide needed infrastructure.

   b. *Rural Industrial Area - RIA*

   Purpose: To identify adequate areas dedicated to smaller-scale business, light industrial development including agricultural, agri-business and related activities in a rural environment along with complementary services that, if properly located, designed, and buffered, are compatible with rural residential or rural commercial activities.

   - RIA areas are sited on appropriate roadways that can or will be developed to handle the specific type of business traffic.
   - Property development may require significant investment to provide needed infrastructure including roads, water and sewerage facilities.
   - Roadways are rural in character and may require significant investment to meet standards.

4. *Open Space, Parks*, and *Recreation – OPR*

Purpose: The purpose of the recreation, open spaces, parks, and trails is to promote interconnected regional open spaces and a network of parks, trails, trail heads, desert belts and other recreational areas including the development of dual-purposed retention/detention basins for the control of flood waters. This designation includes developed golf course properties and cemeteries.

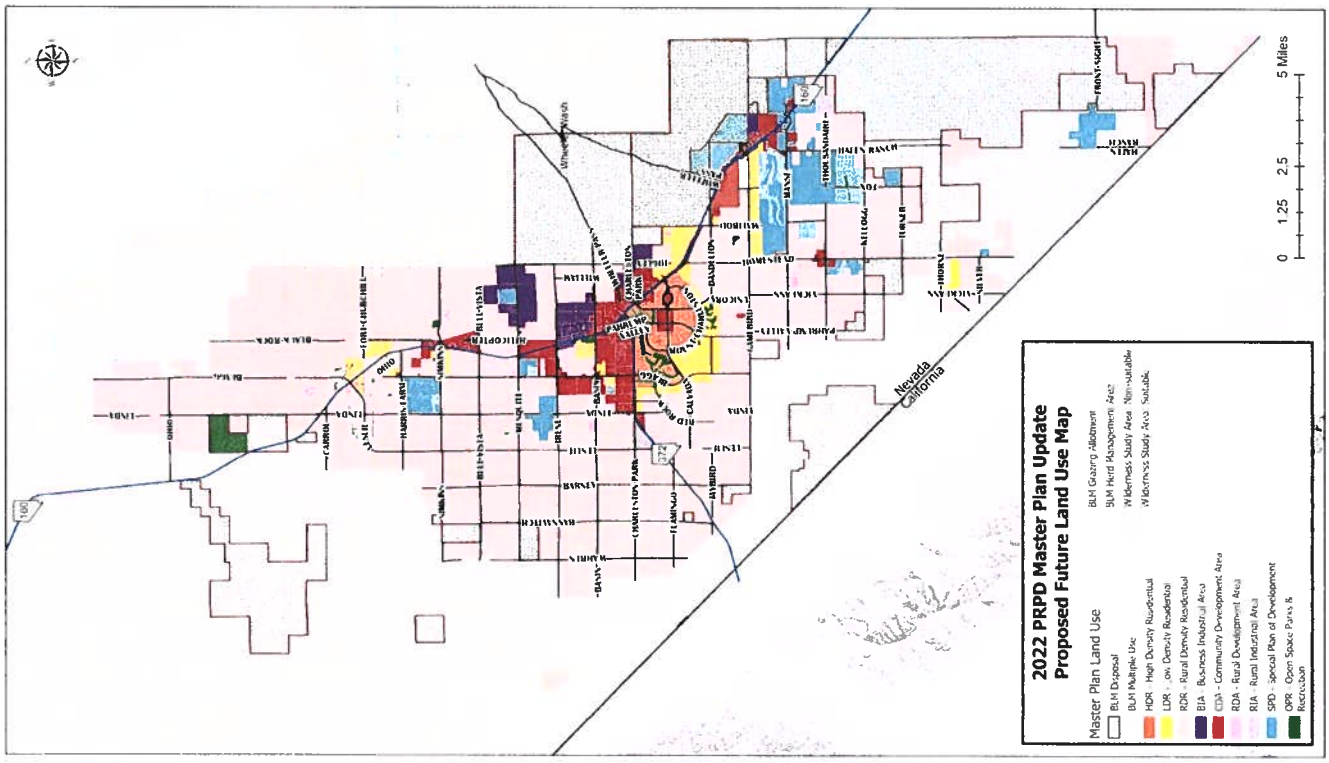

Figure 4.2 Future Land Use Map

Table 4.2: PRPD MASTER PLAN AND ZONING ORDINANCE CONFORMITY TABLE

Zoning Districts

	Master Plan Designations (MPD)	R	RH 9.5	RH 4.5	RE-2	RE-1	SE	VR-20	VR-10	VR-8	MF	MH	NC	GC	MU	TC	CC	M	VC	BO	CM	LI	HI	OS	AO	SO	CF	BR
RESIDENTIAL	RDR Rural Density Residential		RH 9.5	RH 4.5	RE-2	RE-1																		OS		SO[2]	CF	
RESIDENTIAL	LDR Low Density Residential						SE	VR-20	VR-10															OS		SO[2,6]	CF	
RESIDENTIAL	HDR Higher Density Residential									VR-8	MF	MH						M						OS		SO[2,5,6]	CF	
MIXED-USE	RDA Rural Development Area		RH 9-5	RH 4.5	RE-2	RE-1						MH[1]	NC						VC	BO[2]	CM			OS	AO	SO[1,2,3,6]	CF	
MIXED-USE	CDA Community Development Area						SE	VR-20	VR-10	VR-8	MF	MH	NC	GC	MU	TC	CC	M	VC	BO[2]	CM	LI		OS	AO	SO[1,2,3,6]	CF	
MIXED-USE	SPD Special Plan of Development	R	RH 9.5	RH 4.5	RE-2	RE-1	SE	VR-20	VR-10	VR-8	MF	MH	NC	GC	MU	TC	CC	M	VC	BO[2]	CM	LI	HI	OS	AO	SO[1,2,3,4,5,6]	CF	BR
INDUSTRIAL	RIA Rural Industrial Area																				CM	LI	HI	OS	AO	SO[2,3,4,5]	CF	
INDUSTRIAL	BIA Business Industrial Area																				CM	LI	HI	OS	AO	SO[2,3,4,5]	CF	
	OPR Open Space, Parks and Recreation																							OS		SO[2]	CF	

Table Notes:

1 Mobile Home Park zoning appropriate only if rural MHP standards are adopted.

2 BO Zoning may be applied to properties that are 1-acre in size or greater, designated as mixed use by the PRPD Master Plan and are residentially zoned.

Table 4.3: ZONING ABBREVIATIONS, NAMES and DISTRICT PURPOSES

ZONING DISTRICT ABREVIATION	ZONING DISTRICT NAME	PURPOSE:	ACREAGE REQUIREMENT:
R	RESERVE	Large parcels of land in transition from public lands to private ownership	40 acres
RH-9.5 RH-4.5	RURAL HOMESTEAD RESIDENTIAL	Low density SFR	9.5 ac. gross 4.5 ac. gross
RE-2 RE-1	RURAL ESTATES RESIDENTIAL	Low density SFR	2 ac. gross 1 ac. gross
SE	SUBURBAN ESTATES	Low density SFR- no livestock permitted	1 ac. gross
VR-20 VR-10 VR-8	VILLAGE RESIDENTIAL	Lower density SFR – suburban environment Moderate density residential – suburban environment Moderate density residential – suburban environment	20,000 sq. ft. 10,000 sq. ft 8,000 sq. ft
MF	MULTIFAMILY RESIDENTIAL	Moderate and high density residential	3,000 sq. ft./d.u.
MH	MOBILE HOME PARK	Mobile or manufactured homes in parks	5 acre net minimum
NC	NEIGHBORHOOD COMMERCIAL	Small to medium scale commercial – floor area less than 75,000 sq. ft.	5,000 sq. ft.
GC	GENERAL COMMERCIAL	Large community scale commercial	20,000 sq. ft.
CM	COMMERCIAL MANUFACTURING	Non-retail oriented commercial services and businesses	10,000 sq. ft.
TC	TOWN CENTER	Development of the heart of the PRPD	3,200 sq. ft.
CC	CALVADA COMMERCIAL	Commercial and residential uses	5,000 sq. ft.
M	MEDICAL AND MEDICAL SUPPORT	Provide an area for hospitals, medically related services	5,000 sq. ft.
VC	VISITOR COMMERCIAL	Commercial development for tourists	1 acre
BO	BUSINESS OPPORTUNITY OVERLAY	Protect existing SFR character of an area while providing opportunity to develop small scale commercial – floor area less than 10,000 sq. ft.	1 acre or greater
AO	AIRPORT OVERLAY ZONE	Overlay that can be applied to any property designated as mixed use, general commercial, or business park/light industrial or zoned general commercial, light industrial, village residential, rural estates or suburban estates	n/a
SO	SPECIAL PROJECTS OVERLAY 1) Commercial Special Projects 2) Recreational Special Projects 3) Industrial Special Project 4) Renewable Energy Special Project 5) Educational Related Special Project 6) Residential Special Project	 Commercially developed Recreation, tourism, entertainment or related types of uses Industrial development Renewable energy generating facilities College campuses and similar types of educational facilities Residential development	n/a
MU	MIXED USE	Small scale commercial and residential development	7,000 sq. ft.
LI	LIGHT INDUSTRIAL	Corporate offices, research and development, office parks and compatible light industrial uses	0.5 acre
HI	HEAVY INDUSTRIAL	Intense industrial uses – basic processing, manufacturing	1 acre
OS	OPEN SPACE, PARKS AND RECREATION	Preserve and enhance public and private open, natural and improved park and recreational areas	n/a
BR	BROTHEL	Licensed houses of prostitution	0.5 acres
OU	OPEN USE DISTRICT	Any land not specifically placed in any other zoning district	n/a – 1 d.u. per lot
HF	HIGHWAY FRONTAGE DISTRICT	Properties having frontage on NV S.R. 160 or 372	n/a
CF	COMMUNITY FACILITIES	Development of public and institutional buildings, structures and accessory uses	Varies depending on use

Build Out Analysis

The purpose of a build-out analysis is to allow the community to test existing land use plans, zoning, and subdivision ordinances to estimate the effects that cumulative growth may have upon a community once all developable land has been converted to the uses permitted under the current regulatory framework[xviii]. Naturally, some of the land within the community will not be subdivided, therefore the numbers of residential, commercial, or industrial structures generated by the build-out formula used, are higher than what will ever actually be developed in our community. Still, this tool provides a point of discussion regarding our community and what levels of development are acceptable.

Table 4.4:

Build-out Comparison Between Plans ** being updated **		
	2003 Master Plan	**2014 Update**
Total # of Potential Dwelling Units[2]	~~92,279~~ 269,535	~~42,939~~ 195,684
Estimated Population at Minimum & Maximum Build-out[3]	~~218,701~~ 638,798	~~101,765~~ 463,771

LAND USE PLAN GOALS, OBJECTIVES, and POLICIES

The following Goals, Objectives, and Policies are proposed to guide development in the Pahrump Regional Planning District (PRPD) in a manner that will minimize fiscal impacts of providing services and improve the quality of life and standard of living within the community.

Goal 1: Continue to provide high quality professional planning services.

Objective A: The Nye County Planning Department shall continue to serve the public interest through high standards of professional integrity, proficiency, and knowledge[xix].

Policy 1: Continue to provide timely, adequate, clear, and accurate information on planning issues to all affected persons and to government decision-makers[xx].

Policy 2: Planners shall promote excellence of design and endeavor to conserve and preserve the integrity and heritage of the natural and built environment[xxi].

Policy 3: All participants in the planning process shall be dealt with fairly and evenhandedly[xxii].

Objective B: Educate property owners on their responsibilities to maintain their property in habitable condition in order to preserve the quality of life in the neighborhood.

[2] Includes dwelling unit counts from approved Development Agreements
[3] 2010 U.S. Census estimates a population of 2.37 persons per household

Policy 1: Protect the health, safety, and welfare of Pahrump residents by abating illegal uses and/or nuisances.

Policy 2: Enhance the role of Code Compliance to ensure quality of life, livable neighborhoods, and a safe living environment.

Policy 3: Promote the development code for the good of the entire community in accordance with the master plan.

Goal 2: Continually update outdated codes and ordinances.

Objective A: Examine the alternate development techniques for possible implementation in the PRPD.

Policy 1: Consider implementing a unified development code

~~*Establish capital improvement plans and modify spending strategies that support the master plan's designated growth areas.*~~

Policy 2: Consider ~~the use of form-based~~alternate techniques in land development code to promote diversified ~~economic~~ opportunities throughout the community.

Policy 3: Establish capital improvement plans and modify spending strategies that support the master plan's designated growth areas.

~~*Policy 3: Consider implementing a unified Development Code.*~~

~~Objective B: Incentivize development in areas of the community where infrastructure is available.~~

~~*Policy 1: Revise the impact fee schedule to reduce fees in areas where infrastructure is readily available to support new developments.*~~

~~*Policy 2: Increase impact fees in areas with little or no infrastructure, as costs of providing and maintaining new infrastructure can be significantly higher and can increase as systems age.*~~

Goal 3: Maintain and improve the safety of the roadways.

Objective A: Coordinate land use and transportation decisions by regulating safe and reasonable access between the public Highways and adjacent land.

Policy 1: Work with NDOT and Nye County Public Works to develop an Access Management Plan for the State Routes within the PRPD.

Policy 2: Coordinate access management with land use planning.

Policy 3: Discourage strip commercial development along the highways.

~~*Policy 4: Consider options to control the visual clutter of signs that are placed adjacent to the public right-of-way.*~~

Goal 4: Promote complementary development patterns that protect and enhance the PRPD' s rural areas.

Objective A: Preserve large-lot rural areas of the community for residential use with livestock privileges.

Policy 1: Protect rural neighborhoods from intrusion by urban-style developments by establishing large-lot zoning.

Policy 2: Encourage the preservation of the open space quality of agricultural lands by allowing agricultural and farming activities to continue[xxiii].

Objective B: Continue to ~~C~~carefully consider the consequences of planning and zoning of properties in a manner that is different from the surrounding properties (i.e., Spot Zoning).

Policy 1: Ensure that there is a reasonable basis for distinguishing such parcel(s) from surrounding parcels, so that such decisions are upheld in a court of law.

Goal 5: Integrate design guidelines and a documented approach to infrastructure development for all developments taking place within the community.

Objective A: All new subdivisions shall pay for the cost of necessary infrastructure without impairment to the county's finances through the use of impact fees.

Policy 1: Allow further intensification of land uses through the division of land process only in areas that are improved and served by adequate public services.

Policy 2: Promote innovative development standards that enhance the community through high-quality projects, diversified and improved economic potential.

Objective B: Consider the protection of community investments when making land use decisions.

Policy 1: All commercial and residential subdivisions shall provide an appropriate level of improvement of the right-of-way adjacent to the subject property being developed.

Policy 2: Align land use policy decisions with required public and private investment.

Goal 6: Integrate on premise and off-premise sign regulations within the zoning ordinance.

Objective A: Develop standards for the aesthetic regulation of signs.

Policy 1: Develop options that promote flexibility, creativity, architectural diversity, and exceptional design.

Policy 2: Encourage creative and unique signs while preventing cluttered and unattractive streetscapes.

Policy 3: Continue to follow the NRS to eliminate non-conforming outdoor advertising structures as a condition of development or redevelopment of properties.

Objective B: Consider options for regulating outdoor advertising.

Policy 1: Adopt Chapter 410 of the NRS ~~F~~for the preservation of the natural scenic beauty of the PRPD, ~~consider implementing Chapter 410 of the NRS.~~

Policy 2: Continue to enforce ~~Adopt~~ conformance standards for all off-premise signs.

Goal 7: Open Space and parks should be provided within the Pahrump Regional Planning District.

Objective A: Initiate a program to identify strategies for the acquisition and development of open space throughout the community.

Policy 1: Work with the Nye County Assessor to identify those parcels on the Nye County Treasure Tax Sale that are zoned Open Space for possible acquisition by local government agencies.

Objective B: Continue to ~~R~~require open space or parks within all new subdivision applications and ~~encourage Planned Unit~~ Development Agreements~~s~~ to maximize the amount of open space, through cluster-style development.

Policy 1: Assure the appropriate configuration of the planned open spaces that provides the highest degree of visual exposure and neighborhood accessibility.

Policy 2: Require that new open space or parks within subdivisions utilize drought tolerant plants, xeriscaping and discourage the use of grass areas where possible.

Objective C: Continue to review ~~Prepare an~~the open space master plan for the PRPD to identify new public open spaces and the means to acquire, develop and maintain them.

Policy 1: Consider acquisition of flood prone lands and water flow paths as open space.

Objective D: Consider the use of BLM disposal lands for recreation and public purposes.

Policy 1: Prioritize a list of Open Space criteria to assist in the thoughtful acquisition and development of public lands for recreational purposes.

Goal 8: Develop mechanisms in the zoning ordinance to protect public health, safety, and welfare.

Objective A: Develop a set of nuisance ordinances that define undesirable land uses that impact quality of life or endanger the public health, safety, and welfare.

Policy 1: Continue to ~~I~~identify illegal land uses and cause them to be removed or remedied through efficient and effective regulations.

Objective B: Revise standards for regulating cannabis, fireworks, adult businesses in accordance with U.S. Supreme Court rulings and State laws.

Objective C: New subdivisions and master planned communities must provide all necessary infrastructure, including paved street improvements, sidewalk or trail improvements, drainage improvements to prevent off-site flooding from the property; and if lots are smaller than 1 acre in size, public water and wastewater systems must be provided.

Policy 1: Encourage new residential developments to consider LEED and Green Building Standards.

Policy 2: Allow flexible design standards that enhance the relationship of the development to the natural environment and neighborhood.

Goal 9: Development within the community should consider the limited, natural resources.

Objective A: Encourage the use of low water, native and drought tolerant plant species for landscaping within public rights-of-way, medians, gateways, commercial buildings, residential properties, business parks, industrial parks, and new master-planned communities.

Objective B: Continue to ~~W~~work cooperatively with the Nye County Water District Governing Board and the State to resolve issues of water supply, water rights, water allocation and protection of water quality in the Pahrump Valley.

Objective C: Coordinate Nye County's planning efforts with other water resource planning activities in the region.

Policy 1: The Pahrump Regional Planning Commission ~~R~~recognizes the need for ~~a~~ w~~W~~ater ~~C~~conservation will continue to ~~Ordinance and shall~~ work with the Nye County Water District Governing Board. ~~in the development and implementation of an ordinance that stipulates water-saving tools for landscaping, residential, business and industrial use.~~

Policy 2: Continue to ~~W~~work with local, state and county entities to gain a greater understanding about water supply, water quality, water rights and water availability within the Pahrump Regional Planning District.

Goal 10: Land Use decision-making processes should be participatory and community-based[xxiv].

Objective A: Citizen-participation will be encouraged.

Objective B: Neighborhood specific plans should be prepared in accordance with the Master Plan.

Policy 1: Recognizing ~~that~~ the portions of the Pahrump Valley that have different histories and different issues, planning for these areas should be at a neighborhood level to allow for the creation of neighborhood plans for distinct areas of the Pahrump Valley.

Objective C: Changes to the Land Use Map should be done through a participatory process.

Policy 1: Continue to ~~Consider limiting~~limit the number of Major Master Plan amendment applications on an annual basis in order to maintain the validity of the document.

Policy 2: Actively pursue public participation in updating the Master Plan with community surveys and workshops.

Policy 3: Consider updating portions of the Master Plan every ~~three (3) to five (5) years~~ five (5) to ten (10) in order to maintain relevance of the document.

Goal 11: Rehabilitate subdivisions that have parcels which are irregular in shape and inadequate in size for use in development.

Objective A: Investigate merger and resubdivision of areas where platted lots are located within a Special Flood Hazard Area, have no infrastructure to support their development or are undersized.

Policy 1: Establish redevelopment plans in accordance with NRS 279 to stimulate economic activity and promote private investments.

Policy 2: The County should actively replan, redesign and/or redevelop areas which are stagnate, irregular in shape, under-utilized or improperly used.

Policy 3: Utilize the abandoned subdivisions on the alluvial fan for flood control basins.

Goal 12: Establish infill strategies that will provide opportunities to revitalize neighborhoods, increase the tax base, improve property values, and make efficient use of abandoned buildings, properties, or under-utilized infrastructure.

Objective A: Ensure that infill developments create a harmonious relationship between the proposed and the existing development.

Policy 1: Where appropriate, develop guidelines for future infill development to assure that adverse impacts are mitigated.

Objective B: Incentivize development in areas of the community where infrastructure is available.

Policy 1: Revise the impact fee schedule to reduce fees in areas where infrastructure is readily available to support new developments.

Policy 2: Increase impact fees in areas with little or no infrastructure, as costs of providing and maintaining new infrastructure can be significantly higher and can increase as systems age.

Goal 13: Future land use plan should accommodate uses that preceded the Master Plan when possible.

Objective A: Consider existing Deed Restrictions, Development Agreements and CC&R's when specifying allowable land uses and restrictions, and follow good planning principles, where conflicts occur.

Policy 1: Designate land uses throughout the community, which consider existing land uses, valid and legal Deed Restrictions, Development Agreements and CC&R's.

~~*Policy 2: Grandfather legal non-conforming uses in the land use map and subsequent zoning ordinance.*~~

~~*Policy 3: Include a hardship clause in the grandfathering subsection of the zoning ordinance that can be handled as a waiver of standards under certain conditions.*~~

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[i] **NRS 321.7355 Plan or statement of policy concerning lands under federal management.**
1. The State Land Use Planning Agency shall prepare, in cooperation with appropriate federal and state agencies and local governments throughout the State, plans or statements of policy concerning the acquisition and use of lands in the State of Nevada that are under federal management.
2. The State Land Use Planning Agency shall, in preparing the plans and statements of policy, identify lands which are suitable for acquisition for:
(a) Commercial, ~~industrial~~industrial, or residential development;
(b) The expansion of the property tax base, including the potential for an increase in revenue by the lease and sale of those lands; or
(c) Accommodating increases in the population of this State.
The plans or statements of policy must not include matters concerning zoning or the division of land and must be consistent with local plans and regulations concerning the use of private property.
3. The State Land Use Planning Agency shall:
(a) Encourage public comment upon the various matters treated in a proposed plan or statement of policy throughout its preparation and incorporate such comments into the proposed plan or statement of policy as are appropriate;
(b) Submit its work on a plan or statement of policy periodically for review and comment by the Land Use Planning Advisory Council and any committees of the Legislature or subcommittees of the Legislative Commission that deal with matters concerning the public lands;
(c) On or before February 1 of each odd-numbered year, prepare and submit a written report to the Legislature concerning any activities engaged in by the Agency pursuant to the provisions of this section during the immediately preceding biennium, including, without limitation:
(1) The progress and any results of its work; or
(2) Any plans or statements of policy prepared pursuant to this section; and
(d) Provide written responses to written comments received from a county or city upon the various matters treated in a proposed plan or statement of policy.
4. Whenever the State Land Use Planning Agency prepares plans or statements of policy pursuant to subsection 1 and submits those plans or policy statements to the Governor, Legislature or an agency of the Federal Government, the State Land Use Planning Agency shall include with each plan or statement of policy the comments and recommendations of:
(a) The Land Use Planning Advisory Council; and
(b) Any committees of the Legislature or subcommittees of the Legislative Commission that deal with matters concerning the public lands.
5. A plan or statement of policy must be approved by the governing bodies of the county and cities affected by it before it is put into effect.
(Added to NRS by 1983, 1882; A 1989, 1673; 1995, 643; 1997, 1032, 3251; 2011, 2478)

[ii] Do you Want Utilities with That? Avoiding the Unintended Economic Consequences of Poorly Planned Growth on the Provision of Water and Sewer Service, Practice guide # 14, Summer 2006, page 1.

[iii] Tri-Core Planning Team, PRPD Master Plan Update Background Document, page 19
[iv] Pahrump: A Valley Waiting to become a City, Robert D. McCracken, Nye County Press
[v] Tri-Core Planning Team, PRPD Master Plan Update Background Document, page 20
[vi] Tri-Core Planning Team, PRPD Master Plan Update Background Document, page 15
[vii] www.formbasedcodes.org
[viii] The New Illustrated Book of Development Definitions, By Harvey S. Moskowitz and Carl G. Lindbloom
[ix] Lincoln Institute of Land Policy Working Paper "Premature Subdivisions and What to Do About Them", Donald Elliott, FAICP, 2010
[x] Lincoln Institute of Land Policy Working Paper "Premature Subdivisions and What to Do About Them", Donald Elliott, FAICP, 2010
[xi] Lincoln Institute of Land Policy Working Paper "Premature Subdivisions and What to Do About Them", Donald Elliott, FAICP, 2010
[xii] Lincoln Institute of Land Policy Working Paper "Premature Subdivisions and What to Do About Them", Donald Elliott, FAICP, 2010
[xiii] http://www.housingpolicy.org/toolbox/strategy/policies/regulatory_framework.html?tierid=113430
[xiv] This section from the 2011 Nye County Comprehensive/Master Plan
[xv] This section from the 2011 Nye County Comprehensive/Master Plan
[xvi] ~~http://www.housingpolicy.org/toolbox/strategy/policies/regulatory_framework.html?tierid=113430~~
[xvii] H.R. 3996 – 112th congress (2011-2012) Legislation has been introduced to direct the Secretary of the Interior to convey to the Nevada system of Higher Education certain Federal land located in Clark and Nye Counties, and for other purposes.
[xviii] Jeffery R. Lacy, University of Massachusetts - Amherst
[xix] AICP Code of Ethics and Professional Conduct.
[xx] AICP Code of Ethics and Professional Conduct.
[xxi] AICP Code of Ethics and Professional Conduct
[xxii] AICP Code of Ethics and Professional Conduct
[xxiii] From the 2003 PRPD Master Plan Update
[xxiv] From the 2003 PRPD Master Plan Update

Item #12

TABLE 1 – RESIDENTIAL LAND USES				
Land Use Category	**Uses and Density**	**Characteristics and Location**	**Purpose**	**Zoning Districts**
Rural Density Residential (RDR)	***Primary Uses***: To designate areas for large-lot, rural residential housing on lots 1-acre in size or greater. ***Other Uses***: Livestock, Home Occupation, Subsistence Farming, Schools, Churches, & Public Facilities may be located in the RDR designated areas ***Density Range***: One (1) single family residence One (1) guest residence not to exceed 1500 sq ft. ***Accessory Bldg Sq. Ft.*** ▪ 10,000-100,000	Applies to areas where conventional large lot subdivisions have been established. This designation generally occurs on the fringe of the town and lots are served by well and septic. Roads may be paved but are generally chip sealed or graveled. ***Gross Acreages:*** ▪ RH-9.5 – 9.5 acres ▪ RH-4.5 – 4.5 acres ▪ RE-2 – 2 acres ▪ RE-1 – 1 acre ▪ OS – n/a ▪ SO – n/a ▪ CF – Varies, depending on use	▪ Low Density SFR ▪ Livestock permitted ▪ Rural lifestyle ▪ Outdoor recreation, protecting environmental areas, & provide pedestrian and bicycle transportation ▪ Special project overlay: renewable energy, commercial special projects, recreational special projects. ▪ Provide the location and development of sites suitable for public buildings, etc.	▪ RH-9.5 ▪ RH-4.5 ▪ RE-2 ▪ RE-1 ▪ OS ▪ SO ▪ CF

TABLE 1 – RESIDENTIAL LAND USES				
Land Use Category	**Uses and Density**	**Characteristics and Location**	**Purpose**	**Zoning District**
Low Density Residential (LDR)	***Primary Uses***: Suburban-style residential housing. Lots are ¼ -acre to 1 acre in size. ***Other Uses***: Home Occupation, Subsistence Farming (SE), Schools, Churches, & Public Facilities may be located in the LDR designated areas ***Density Range:*** One (1) single family residence One (1) guest residence not to exceed 1500 sq ft. ***Accessory Bldg Sq. Ft.*** ▪ 1,000-10,000	Locations are generally located adjacent to rural neighborhoods. Cluster-style development designed with usable open space. Serves as appropriate transition between single family and mixed residential land use. This type of development is served water & sewer by a utility company. Roads are generally paved or chip sealed. Bicycle lanes are within the ROW. ***Gross Acreages:*** ▪ SE – 1 acre ▪ VR-20 – 20,000 sq ft ▪ VR-10 – 10,000 sq ft ▪ OS – n/a ▪ SO – n/a ▪ CF – Varies, depending on use	▪ Moderate Density – suburban environment ▪ Outdoor recreation, protecting environmental areas, & provide pedestrian and bicycle transportation ▪ Special project overlay: renewable energy, commercial special projects, recreational special projects. ▪ Provide the location and development of sites suitable for public buildings, etc.	▪ SE ▪ VR-20 ▪ VR-10 ▪ OS ▪ SO ▪ CF

TABLE 1 – RESIDENTIAL LAND USES				
Land Use Category	**Uses and Density**	**Characteristics and Location**	**Purpose**	**Zoning Districts**
Higher Density Residential (HDR)	***Primary Uses***: Single family residences (VR-8), Apartments, Duplex, Triplex, Fourplex, Townhome, Condominium, Mobile Home Parks, Hospitals, Medical offices ***Other Uses***: Home Occupation, Outpatient centers, Pharmacies, Schools, Churches, & Public Facilities may be located in the HDR designated areas ***Density Range:*** VR-8 – One (1) single family residence MF – 3,000 sq ft / DU ▪ More than 4 apartments ▪ Up to 4-unit Townhomes ***Accessory Bldg Sq. Ft.*** ▪ 500 – 1,000	This designation should be accompanied by higher residential densities, recreational facilities, pocket parks or other amenities. Medical & Medical Support zoning districts are intended for hospitals and medically related services and support services. This type of development is served water & sewer by a utility company. ***Gross Acreages:*** ▪ VR-8 – 8,000 sq ft ▪ MF – 15,000 sq ft - ▪ MH – 5 net acres - Minimum lot area ▪ M – n/a ▪ OS – n/a ▪ SO – n/a ▪ CF – Varies, depending on use	▪ Moderate and High density ▪ Mobile or manufactured homes in parks ▪ Outdoor recreation, protecting environmental areas, & provide pedestrian and bicycle transportation ▪ Special project overlay: renewable energy, commercial special projects, recreational special projects. ▪ Provide the location and development of sites suitable for public buildings, etc.	▪ VR-8 ▪ MF ▪ MH ▪ M ▪ OS ▪ SO ▪ CF

TABLE 2 – MIXED-USE LAND USES				
Land Use Category	**Uses and Density**	**Characteristics and Location**	**Purpose**	**Zoning Districts**
Community Development Area (CDA)	***Primary Uses***: An urban designation for higher intensity/density areas at appropriate locations within the PRPD to create defined regional economic development and employment centers. ***Other Uses***: Non-retail oriented commercial services and businesses.	Urban designation for higher intensity/density areas to provide a wide variety of goods, services, and housing types. The CDA should be implemented to create defined regional economic development and employment centers. Roadways generally are paved with curb, gutter, and sidewalk, signalized intersections, bicycle lanes, storm water drainage systems, and street lighting. This type of development will be served water & sewer by a utility company.	▪ Outdoor recreation, protecting environmental areas, & provide pedestrian and bicycle transportation ▪ Special project overlay: renewable energy, commercial special projects, recreational special projects. ▪ Provide the location and development of sites suitable for public buildings, etc. ▪ Office parks ▪ Commercial development for tourists.	▪ SE ▪ VR-20 ▪ VR-10 ▪ VR-8 ▪ MF ▪ MH ▪ NC ▪ GC ▪ MU ▪ TC ▪ CC ▪ M ▪ VC ▪ BO ▪ CM ▪ LI ▪ OS ▪ AO ▪ SO ▪ CF

TABLE 2 – MIXED-USE LAND USES				
Land Use Category	**Uses and Density**	**Characteristics and Location**	**Purpose**	**Zoning Districts**
Rural Development Area (RDA)	***Primary Uses***: Rural designation that allows low intensity/density mixed use areas to provide limited good and services along with rural residential uses, open spaces, & community facilities. ***Other Uses***: Home Occupation, Medical offices, Commercial services, retail, banks, airport related uses, Schools, Churches, & Public Facilities may be located in the RDA designated areas ***Density Range:*** 1-acre to 9.5-acres and Depending on use	Medical & Medical Support zoning districts are intended for hospitals and medically related services and support services. Roads are rural in character and property development may require significant investment to provide needed infrastructure including roads, water, and sewerage facilities. ▪ RH-9.5 – 9.5 acres ▪ RH-4.5 – 4.5 acres ▪ RE-2 – 2 acres ▪ RE-1 – 1 acre ▪ MH – 5-acre min ▪ NC – 5,000 sq ft ▪ VC – 1-acre min ▪ BO – Overlay ▪ CM – 10,000 sq ft ▪ AO - Overlay ▪ OS – n/a ▪ SO – n/a ▪ CF – Varies, depending on use	▪ Low and very-low residential densities and low intensity commercial ▪ Mobile or manufactured homes in parks ▪ Outdoor recreation, protecting environmental areas, & provide pedestrian and bicycle transportation ▪ Special project overlay: renewable energy, commercial special projects, recreational special projects. ▪ Provide the location and development of sites suitable for public buildings, etc.	▪ RH-9.5 ▪ RH-4.5 ▪ RE-2 ▪ RE-1 ▪ MH ▪ NC ▪ VC ▪ BO ▪ CM ▪ OS ▪ AO ▪ SO ▪ CF

TABLE 2 – MIXED-USE LAND USES				
Land Use Category	**Uses and Density**	**Characteristics and Location**	**Purpose**	**Zoning Districts**
Special Plan of Development (SPD)	***Primary Uses***: The SDP designation is for developments that are under a Development Agreement or other special level of public review or licensing process. ***Other Uses***: Uses allowed with an approved Conditional Use Permit per each zoning district.	All zoning districts are deemed in conformance with the SPD designation based upon the approved specific plan or license issued.	• Residential development • College campuses and similar educational facilities • Industrial development • Commercial development • Outdoor recreation, protecting environmental areas, & provide pedestrian and bicycle transportation • Special project overlay: renewable energy, commercial special projects, recreational special projects • Provide the location and development of sites suitable for public buildings, etc.	• All Zoning Districts

TABLE 2 – INDUSTRIAL LAND USES				
Land Use Category	**Uses and Density**	**Characteristics and Location**	**Purpose**	**Zoning Districts**
Business Industrial Area (BIA)	***Primary Uses***: Uses of an industrial nature ***Other Uses***: Limited residential (caretaker's dwelling) and commercial office uses which support the industrial use.	This designation is intended to create an environment in which business and industrial operations are conducted with minimum impact on the surrounding land uses.	▪ Outdoor recreation, protecting environmental areas, & provide pedestrian and bicycle transportation ▪ Special project overlay: renewable energy, commercial special projects, recreational special projects. ▪ Provide the location and development of sites suitable for public buildings, etc.	▪ CM ▪ LI ▪ HI ▪ OS ▪ AO ▪ SO ▪ CF

TABLE 3 – INDUSTRIAL LAND USES				
Land Use Category	**Uses and Density**	**Characteristics and Location**	**Purpose**	**Zoning Districts**
Rural Industrial Area (RIA)	***Primary Uses***: To identify adequate areas dedicated to smaller-scale business, light industrial development including agricultural, agri-business and related activities. ***Other Uses***: Complimentary services that are designed to be compatible with rural residential or rural commercial activities.	Areas that are suitable for development of nonretail oriented warehousing, manufacturing, and commercial service businesses. Areas intended for more intense industrial uses engaged in basic processing or manufacturing of products from raw materials with tolerable levels of noise, dust, odor and to preclude encroachment of residential land uses that would conflict with industrial and manufacturing environment.	▪ Outdoor recreation, protecting environmental areas, & provide pedestrian and bicycle transportation ▪ Special project overlay: renewable energy, commercial special projects, recreational special projects. ▪ Provide the location and development of sites suitable for public buildings, etc. ▪ Office parks, light manufacturing, processing, fabricating. ▪ Cellular towers, asphalt or concrete batch plants.	▪ CM ▪ LI ▪ HI ▪ OS ▪ AO ▪ SO ▪ CF

TABLE 3 – OPEN SPACE LAND USES				
Land Use Category	**Uses and Density**	**Characteristics and Location**	**Purpose**	**Zoning Districts**
Open Space, Parks, and Recreation (OPR)	***Primary Uses***: Provide opportunities for outdoor recreation and preserving scenic qualities ***Other Uses***: Nature reserves, natural drainage corridors, parks and playgrounds, racetracks, rodeo arenas, etc	These areas are required when approving housing developments. They are referred to as "Common Areas" that provide for pocket parks, dog parks, walking trails, bicycle trails and natural drainage corridors. These lots are not to be utilized as land for SFR development	• To promote a network of parks, trails, trail heads, desert belts and other recreational areas including the development of dual-purposed retention/detention basins for the control of flood waters	• OS • SO • CF

CHAPTER FIVE

TRANSPORTATION/STREET AND HIGHWAYS PLAN

INTRODUCTION

"*The streets of our cities and towns are an important part of the livability of our communities. They ought to be for everyone. In communities across the country, cities and towns are asking their planners and engineers to build road networks that are safer, more livable, and welcoming to everyone*"[i]

There are several purposes for this section of the plan; one is to develop transportation planning goals, objectives and policies that support the "complete streets" concepts to enhance the livability of our community. Streets and highways provide access to jobs, health care, businesses and schools and require significant public investment to build and maintain. The location, design and quality of these streets influence the quality of life in our community. A second purpose of this chapter is to effectively communicate the community's vision, goals, and policies to federal and state agencies to ensure continued investment in safe, accessible, and attractive streets within our community. The third purpose of this chapter is to establish an official Nye County policy that:

- Identifies the network of facilities required to serve anticipated vehicular and non-vehicular travel demand in Pahrump.
- Identifies and provides suggested means for developing alternative modes of transportation and improving the interconnectivity of the street network to establish feasible multi-modal transportation strategies.
- Identifies desired courses of actions or strategies, to implement the goals and policies of this plan, in coordination with the Board of County Commissioners, Department of Public Works, the Nye County Regional Transportation Commission, the State of Nevada and Federal government.
- Detail Nye County's vision and strong policy voice concerning the maintenance, improvement, design, treatment, and development of the State Routes within the boundaries of the PRPD and their potential effect on the economic prosperity of our community.

The complete streets concepts can provide an effective and balanced approach to providing transportation systems.[ii] When streets are 'complete' – safe, comfortable, and convenient for people walking, bicycling, riding public transportation, and driving – people of all ages and abilities have more opportunities to be active[iii]. Without safer roads, those with limited transportation options have fewer choices.[iv]

As in many other communities across America, Pahrump does not control the two main "streets" (State Routes 160 & 372) within the community – these fall under the authority of the~~the~~ Nevada Department of Transportation (NDOT) ~~does~~. Therefore, plans and policies related to improvements to these streets must be coordinated with the State.

NEVADA REVISED STATUTES (NRS 278.160): Subject Matter of the Master Plan provides:

Streets and highways plan. Showing the general locations and widths of a comprehensive system of major traffic thoroughfares and other traffic ways and of streets and the recommended treatment thereof, building line setbacks, and a system of naming or numbering streets and numbering houses, with recommendations concerning proposed changes.[v]

Transportation plan. Showing a comprehensive transportation system, including, without limitation, locations of rights-of-way, terminals, viaducts, and grade separations. The plan may also include port, harbor, aviation, and related facilities.[vi]

Transit plan. Showing a proposed multimodal system of transit lines, including mass transit, streetcar, motor coach and trolley coach lines, paths for bicycles and pedestrians, satellite parking and related facilities.[vii]

It is important to note that while these NRS's cover a myriad of subject matters relevant statewide – some are not ~~topical~~typical to the Pahrump Valley. This chapter will focus on specific issues and topics outlined in the NRS that are relevant to the PRPD such as; the general locations and widths of a comprehensive system of major traffic thoroughfares and other traffic ways and of streets and the recommended treatment thereof, building line setbacks, locations of rights-of-way, aviation and related facilities, designated routes for Low Speed Vehicles (LSV), Off Highway vehicles (OHV), bicycles, paths and pedestrians, satellite parking and related facilities.

The stated vision for future circulation systems within the PRPD will be an inter-connected network of transportation facilities that provide for a safe and adequate multi-modal system of movement throughout the community that is suitable for the respective setting in rural, suburban, and urban context. Those users of streets, roads and highways include bicyclists, children, and persons with disabilities, motorists, movers of commercial goods, pedestrians, public transportation, and drivers of all ages. It is our goal to provide for safe and proper mobility throughout the community. Circulation system improvements would be implemented incrementally to improve mobility, and incorporate design elements, which enhance the image of the community. Alternative modes of transportation such as bicycling, walking and Low Speed Vehicles (LSV) and Off Highway Vehicles (OHV) will be encouraged. The community will encourage innovative designs that provide an integrated multi-user network of streets and paths that connect schools, parks, residences, and employment areas throughout the valley.

This chapter of the Master Plan identifies existing transportation conditions and outlines the goals, objectives, and policies to help formulate a comprehensive plan for the Pahrump Regional Planning District related to transportation planning and the development of the streets and highways network.

Understanding the existing transportation conditions and anticipating the future transportation needs of the community is vital in order to effectively accommodate transportation demands. It is expected that continued development within the PRPD will result in an increase in vehicular trips and many of the existing roadways and intersections will need to be upgraded to meet the future transportation needs within the community. Planning so that pedestrians, bicyclists, and motorists can travel safely and conveniently is a high priority for residents of the PRPD. A well-planned transportation system effectively utilize taxpayer dollars, enhance public health, improves quality of living, promotes economic vitality, and serves everyone in the community. ~~While mass transportation may be recognized as a need in the community, currently there is no system in place outside of the various local charity organizations that provide transportation services.~~ The Rural Disability and Rehabilitation Research Progress Report, dated May 2007, found that "A significant lack of funding to rural communities means that public transit in general, let alone accessible transportation, is often non-existent. Minimal or nonexistent transit services in rural areas severely curtail the mobility of people with disabilities and keep them from jobs, medical appointments, community life and independence."

Taxi Services were introduced to the community in 2013 by Integrity Taxi. The service is permitted and regulated by the Nevada Transportation Authority who conduct thorough background checks on drivers. The service travels around the PRPD and often make the trip to the Harry Reid International Airport in Las Vegas.

Pahrump Valley Public Transportation, Inc. (PVPT) began years ago through the Pahrump Senior Center and has since split off and become an incorporated non-profit. They continue to provide low cost door to door service for the entire community. PVPT provides medical transportation for all residents of Pahrump, including out of town medical trips for services not offered locally. They also assist local schools by providing transportation for students who attend the Pathways program and for other who, due to various circumstances, may not be able to utilize the Nye County School District transportation program. PVPT completes nearly 100 trips per day for our residents and continues to grow with the community.[1]

[1] Pahrump Valley Public Transportation

PAHRUMP STREET AND HIGHWAY NETWORK

The major challenges in the development of a multi-modal transportation network are the cost factors, the relatively rural roadway system and traffic safety issues. Lack of acceleration, deceleration and turn lanes in many places makes access to businesses difficult; maneuvering onto or from the roadways may often take a significant amount of time and requires much watchfulness by the driver. Deficient sidewalks and appropriate lighting creates safety issues, coupled with a number of uncontrolled business access points contribute to unpredictable turning movements which again, create safety hazards. Roadway user safety is further impacted by clutter located in the sight visibility triangle areas at a number of intersections throughout the community.

Existing Conditions: The existing transportation network in Pahrump centers on two primary north/south and east/west State Routes (S.R. 160 & 372). These roadways and all intersections with these roadways are under the authority of NDOT and as such, plans and policies related to improvements must be coordinated with the state. These transportation corridors are valuable physical and economic assets for the community. S.R. 160 extends over 26 miles and S.R. 372 covers almost 8 miles within the PRPD, both roadways are the primary transportation corridors in the community. Today, much of the business and industry activities have situated along these routes in a strip commercial fashion. Significant sections of S.R. 160 and S.R. 372 are two-lane roadways with minimal shoulders, however, within the primary commercial area of the community, both highways have been improved with five traffic lanes (two each direction plus a center left turn lane), along with storm drainage, curbs, gutter & sidewalk(s), medians, and lighting.

There are three signalized intersections in Pahrump they are: Homestead Road/S.R. 160, S.R. 160/S.R. 372, and S.R.160/Basin Road. Each of these signalized intersections provide a full complement of control technology including Opticom Priority Control System for emergency vehicles, pedestrian crosswalk signal heads, video detection systems and illuminated signage. ~~Due to the expense of construction and long-term maintenance of signalized intersections and higher associated social costs related to traffic accidents, NDOT supports the development of roundabouts in the community along these State routes. Development of roundabouts should only occur as a result of an intersection study by a qualified Traffic Engineer and when the minimum capacity and design criteria can be met.~~[viii]Roundabouts were constructed at S.R. 372/Blagg Road and S.R. 372/Pahrump Valley Boulevard in 2017. The roundabouts were created with new curb, gutters and sidewalks as well as handicap accessible pedestrian crossings. The middle of the each roundabout is home to metal artwork of wild horses and bighorn sheep and desert landscaping with tri-colored crushed rock.

Aside from State Routes 160 and 372, the vast majority of existing roadways in Pahrump are developed to rural roadway standards in that they provide two travel lanes (24-foot pavement sections), stop sign-controlled intersections (solar powered for nighttime~~night-time~~ lighting) and graded shoulders. There are virtually no storm drainage, curbs, gutters, or sidewalks along the rural local streets. In many instances, driveways and access have not been restricted to a significant degree. This previous method of constructing business access (open frontage with no curb or driveways) plays a significant part in contributing to inconsistent driver maneuvers. ~~The Pahrump streets and Highways Map Figure 5.1 illustrates existing roadways in Pahrump, and includes both maintained and the non-maintained rights-of-way~~

EXISTING TRANSPORTATION PLANS

The *Nye County Street and Highway Plan of 1993* by Lumos & Associates, Inc., the *Streets and Highways Plan of 2006* and the *Streets and Highways Capital Improvement Plan (CIP) FY 2006-2015* included recommended transportation planning for Pahrump as well as general roadway classification and cross-section standards applicable County-wide. The CIP links planning and budget activities by supporting policy decisions and establishing project priorities. The mission of the CIP "is to evaluate the existing transportation infrastructure and provide planning for residents of the PRPD to satisfy the local and regional mobility needs of a growing community in a safe and consistent manner."[ix] The advantages of an effective capital improvement program are that it ensures that the County's capital projects are consistent with changing community objectives, anticipated growth, and financial capabilities[x]. The current CIP is being updated with a proposed completion date of 2023.

The existing transportation plans include the following functional classifications and definitions. These functional class and roadway assignments may change over time, as activity centers shift, traffic volumes change and the transportation system matures.

- *Arterials: A*rterial routes serve the major activity centers of an urban area and consist mainly of the highest traffic volume corridors. These routes connect and collect traffic from collectors and local streets. Typically carrying the most vehicle trips within the urban area, including primary destination points for residential and commercial traffic. There are three types of arterials described in the *Streets and Highways Plan* and all three cross sections include a dedicated bike lane:

  - Major Arterial- 100-foot right-of-way
  - Urban Minor Arterial- 80-foot right-of-way (with bike lane on both sides, curb and sidewalk)
  - Rural Minor Arterial- 80-foot right-of-way (with bike lane on both sides, no curb or sidewalk)

Typically, a key principle of the arterial system is the need to control access. Access is subordinate to the primary need of servicing traffic movement. Parking on a designated arterial is often prohibited.

- *Urban Collector:* The main purpose of streets within this system is to collect traffic from local streets in residential areas or central business districts and convey it to the arterial system. Collector streets usually go through residential areas and facilitate traffic circulation within residential, commercial, and industrial areas. The Urban Collectors have curb and sidewalk and should include facilities to accommodate bicycle travel.

- *Rural Collector:* The rural collector routes generally serve travel of primarily intra-county rather than statewide importance. These routes serve traffic generators of intra-county importance such as shipping points, county parks, and important mining and agricultural areas. Additionally, they link towns with routes of higher classification and primary destination points for residential and commercial traffic. The Rural Collector does not have a curb and sidewalk however roadway geometrics should include facilities to accommodate bicycle travel.

- *Urban Local:* The primary purpose of these streets is to provide access to abutting land and connection to the collector streets. Through traffic is deliberately discouraged on these streets. The urban local streets are designed with curb, sidewalk, and facilities to accommodate bicycle travel.

- *Rural Local:* The rural local road system primarily provides access to land adjacent to the collector network. The rural local street design does not include curb, gutter or sidewalks, however emergency lanes and walking pathways within the ROW separated from the traffic lane are appropriate.

The *Pahrump Regional Planning District Division of Land and Planned Unit Development Ordinance* refers to the *Nye County Street and Highway Plan* and the aforementioned roadway classification system for new development within the Pahrump Valley.

OTHER TRANSPORTATION RELATED MATTERS

~~Truck Routes: The purpose of truck route planning is to identify the appropriate street network which is safest for the movement of large vehicles throughout the community.[1] Such routes must have sufficient capacity and be designed and built to accommodate the anticipated volume, size and weight of vehicles. Designating truck routes helps to assure that trucks travel on roadways designed to handle the heavy loads. Noise impacts to residential properties and traffic congestion are minimized, while supporting the movement and delivery of goods that are vital to our economy.~~

~~Beltway: Is a proposed major roadway that has been included in the long-range (10 – 20 year horizon) plans for over 10 years. This is a planned future limited-access road, the purpose of which is to provide transportation~~

~~system improvements, support economic development, and relieve congestion on the streets and highways in the community.[xii] At this time, the proposed Beltway is not a part of the Capital Improvements Plan – Streets and Highways Plan FY 2006-2015. Development of the proposed Beltway will require extensive coordination between the local government, Bureau of Land Management, and funding assistance from State and Federal agencies in the planning, design, and acquisition of the right-of-way, before any actual construction can begin.~~

Interstate -11 & Intermountain West Corridor Study: The Arizona and Nevada Departments of Transportation are working together on the two-year Interstate 11 and Intermountain West Corridor Study. Congress recognized the importance of the portion of the Corridor between Phoenix and Las Vegas and designated it as future I-11 in the recent transportation authorization bill, (MAP-21). The study includes detailed corridor planning of a possible high priority link between Phoenix and Las Vegas, and high-level visioning for potentially extending the corridor. I-11 is intended to be a new high-capacity, multimodal transportation facility with the potential to become a major north-south transcontinental corridor through the Intermountain West. This proposed new north-south trade corridor through Nevada could supplement the existing transportation system and relieve freight congestion on the existing north-south interstate routes. The Corridor is proposed to include an upgraded highway facility~~,~~ but could be paired with rail and other major infrastructure components—such as energy and telecommunications[xiii]—with a focus on providing maximum benefit to Nye County and the PRPD. This project is in its second phase, with the final phase culminating in the Corridor Concept Report due out July~~,~~ 2014. It is important for the community leaders to participate as stakeholders and provide input, opinions, and ideas regarding the decisions throughout this process.

In 2018, the Nevada Department of Transportation (NDOT) completed an Alternatives Analysis effort for the Interstate 11 (I-11) corridor between the northwest edge of Las Vegas and I-80 in western Nevada. This recommended corridor alternatives to advance into future National Environmental Policy Act (NEPA) studies. The purpose of the Northern Nevada Alternatives Analysis study was to build on the recommendations of the 2014 I-11 and Intermountain West Corridor Study by developing and evaluating specific corridor alternatives linking Las Vegas with I-80. The goal was to identify recommended corridor(s) to advance into future studies.[2]

Access Management, Corridor & Community Gateways Plan (State Routes 160 & 372): As previously indicated, the major routes in the PRPD are managed by NDOT. The purpose for developing access management, corridor and gateway plans is to coordinate improvement actions among the public jurisdictions, provide guidance to adjacent landowners~~land owners~~ and developers and provide a means by which community suggestions can influence future designs and improvements.

Access management is the systematic control of the location, spacing, design and operation of driveways, median openings, interchanges, and street connections to a roadway. [xiv] The purpose of access management is to improve roadway safety, maintain the functional integrity of the roadway by managing the transportation system in an efficient and effective manner. Examples of access management include~~:~~ regulating the location, spacing and design of driveways, restricting the number of driveways per lot, connecting parking lots, consolidation of driveways, establishing building setbacks to protect the vested public interest and promoting a connected street system.

Corridor plans strive to balance the relationship between mobility needs, the needs of the adjacent land uses, and community interests. Corridor plans identify future transportations needs and encourages decision-makers to develop strategies for corridor preservation, such as the loss or acquisition of rights-of-way and recommending appropriate building setbacks along such designated routes.

Community gateway plans tend to focus on aesthetic and economic enhancements of the primary transportation routes into a community. The character of the roadway is defined by the visual experience created by physical elements adjacent to the roadway. These effects can create long-lasting impressions for residents and visitors about our community and our values. How should land situated within the "community gateway" be developed so that it contributes to the economy as well as the identity of the community? Will the corridors serve as an introduction into our community or will they become transportation bottlenecks, operating inefficiently with unmanaged access,

[2] https://www.dot.nv.gov/projects-programs/programs-studies/i-11-nevada

unlimited driveways, and sign clutter? Creating the community gateways starts by defining the desired characteristics and then determining what is needed to carry out that vision.

Strip Commercial Development:

This automobile-dependent form of commercial development dominates the ~~Regional Planning District~~PRPD. It is highly documented in many urban planning textbooks~~text books~~, that highway-oriented, automobile-dependent commercial development is an inefficient land-use pattern for obvious reasons. The strip commercial design makes it extremely inconvenient to move between various businesses along a route without driving, and does little to maximize land values, while significantly increasing the costs to the community to provide services while further complicating access management and corridor planning.

NDOT Improvements: It is critical that the citizens of this community, urge our elected officials to continue the dialog with the State agencies so that these NDOT managed roadways which are vital to our community receive appropriate level of consideration in the State's future planning programs.

The State Transportation Board has adopted and implemented the following programs to aid Nevada communities with transportation concerns; -*Landscape and Aesthetics Community Match Program, Transportation Alternatives Program, and the Nevada Coordinated Human Services Transportation Plan.* These programs help communities add landscape and aesthetic treatments to existing State highways, provide transportation needs of individuals with disabilities and provide for sidewalks or bike paths to safely link important destinations within the community.[xv]

Rights-of-Way Acquisition: The dictionary defines *right-of*-way as the lawful right to pass across land, acquired for or devoted to the construction and maintenance of facilities such as roads, railroads and utility facilities. The public rights-of-way include the space, on, above and below the surface. Public rights-of-way are essential to the health, safety, and economic development of a community. They accommodate pedestrian and vehicular traffic, landscaping, street enhancements, traffic signals and signs, streetlights~~street lights~~, electric wires, telephone, cable, sanitary and storm sewers, water mains, gas lines and other pipelines.[xvi] Acquisition of ROW can be a substantial cost of many roadway development projects, therefore it is incumbent upon the County to acquire and maintain proper ROW widths, monitor building setbacks in order to preserve and protect the public investment.

Revised Statutes (R.S.) 2477 Roads: – I~~i~~n the mid 1800's Congress established R.S. 2477 to promote expansion into the western United. States by allowing for the establishment of public-rights-of-way across federal lands. Many western states have the challenge of identifying and maintaining jurisdiction of minor county roads for the use of the public. "Access to and through public lands is a critical component of the economic, social, and recreational vitality of the PRPD"[xvii]. Section 8 of the Mining Act of 1866 provided, "that the right-of-way for the construction of highways over public lands, not reserved for public uses, is hereby granted." The statute required that rights would be established by "construction" of a "highway" on unreserved public lands, without any form of acknowledgement or action by the Federal government. This section was later re-codified and is commonly known as R.S. 2477. This law was enacted for the purpose of memorializing the right of access to the public lands and establish the right to construct roads and access whether by usage or by mechanical means, to allow travel from one point to another, across or through public lands, to encourage the settlement of the West.[xviii] Senate Concurrent Resolution No. 6 urges Nevada counties to map and document all county roads over which rights-of-way were acquired before the enactment of the Federal Land Policy and Management Act of 1976. Per the Resolution, "Without such mapping and documentation of the minor county roads, valid claims of rights-of-way acquired by the public may fail in the course of future federal action and result in road closures that may have a negative impact on the counties."

Nye County has established the Nye County Minor Roads Project to aid in establishing the minor county road rights that were acquired before the enactment of the Federal Land Policy and Management Act of 1976, in order to prevent road closures. The goal of the Nye County Minor Roads Project is to complete the Nye County Road Inventory, including the minor roads as defined in NRS 403.170 (c), support each with a collection of historical data allowing for no reasonable challenge to county jurisdiction, and assure public access into the future as required by NRS 403.170, NRS 403.190, NRS 405.204 and Senate Concurrent Resolution No. 6 all in compliance with 43 U.S.C. Section 932 (repealed Pub. L. 94-579, title VII, Sec. 706 (a), Oct, 21, 1976, 90 Stat. 2793).

The R.S. 2477 issue is a main concern for residents of Nye County, including the PRPD to assure that public lands remain accessible now and in the future.

Traffic Calming: The Institute of Transportation Engineers defines "traffic calming" as a combination of physical measures that reduce the negative effects of motor vehicle use, alter driver behavior, and improve conditions for non-motorized street users. Traffic calming measures are intended to reduce vehicle speeds, influence driver behavior, improve driver attentiveness, and improve safety and quality of life in neighborhoods and other areas where low speed operations are appropriate. Long, straight roadway geometrics tend to contribute to driver speeding and according to AASHTO Strategic Highway Safety Plan (SHSP), speeding is among the most significant contributing factors to fatal collisions. Traffic calming techniques are far more complex than speed humps, roundabouts, chicanes and raised intersections.

If implemented, residents of the PRPD would expect to achieve reduction in the probability of traffic accidents, a decrease in the severity of traffic accidents which translates to increased safety for all users of the road, together with creating attractive streets and neighborhoods. Some of the strategies for traffic calming that have been implemented in other jurisdictions have had negative consequences by causing delays for emergency response vehicles. Because of the heavy weight of the fire engines, delicate instruments and patients within ambulances, these vehicles must almost come to a complete stop when they encounter a bump, dip or sharp curve. It would be best to avoid those types of traffic calming measures that cause problems for emergency vehicles.[xix]

Park and Ride: Park and ride lots support carpooling which improves the performance of the entire transportation network by removing vehicles from the road. The goals for establishing park and ride lots in the PRPD include, but are not limited to, increasing the mobility options for commuters, decreasing number of vehicle trips, decreasing congestion and air pollution associated with vehicle travel. The added benefit to carpoolers is reduction of commuting costs which results in more discretionary income going back into their pockets.

Addressing: The purpose of NCC 15.24 "Street Naming and Property Numbering within the Pahrump Regional Planning District" is to maintain a uniform street name and property/building numbering system within the PRPD, in order to provide for emergency response, postal service and the provision of utility services.[xx]

~~Naming and numbering of streets and buildings is a critical component of the street system that protects and promotes the public health, safety, and welfare and more particularly:~~

1. ~~Improves response time for fire, sheriff, ambulance, and other emergency services,~~
2. ~~Expedites postal and general delivery services, and~~
3. ~~Provides a uniform means of identifying developed property and enhance the ability to locate businesses and residences.~~

The baseline for addressing in the PRPD, is the north-south line (Blagg Road) or east-west line (Basin Avenue) that is used as a zero-starting point for street numbering purposes. An Address provides the physical location of a property or building, and contains several of the following address elements: street number, street direction, street name, street suffix, post street direction, prequalifier, qualifier, apartment (or unit, space, etc.) number, city, state, zip code. A street name is an identifying name~~A street name is an identifying named~~ that forms a part of the address. Street naming can include an indicator of the type of street and can also include direction (cardinal or quadrants). Pursuant to Nye County Code (NCC) 15.24, addressing standards ~~have been~~were adopted by Ordinance 281 in 2004 for the PRPD in accordance with NRS 278.0231 (requirement to place street address or identifying number on the exterior of certain buildings) and NRS 278.160.1 (p) (subject matter of master plan – streets and highways plan. Showing . . . a system of naming or numbering streets and numbering houses).

ALTERNATIVE MOTORIZED TRANSPORTATION

This section includes these sub-topics; alternative motorized transportation – Off Highway Vehicle and Low Speed Vehicles, as well as non-motorized modes including bicycle, equestrian and pedestrian. Additional information for non-motorized modes of transportation can be found in Chapter 7.

Off-Highway Vehicles (OHVs): In July of 2019, the BOCC identified 40-acres, within the 427-acre Town of Pahrump Fairgrounds, as the future OHV Park site. The BOCC approved Resolution 2020-10 on October 20, 2020, creating the Town of Pahrump Off Highway Vehicle Advisory Committee. The committee was formed from the community-wide interest of OHV sport and recreation, and the members are appointed by the BOCC. OHVs (Off Highway Vehicles) can be considered suitable transportation in certain circumstances and the use of which should be encouraged at appropriate locations within the PRPD, by designating OHV routes throughout the community on paved county-maintained roads. As more land within the PRPD becomes developed, planning for routes of access becomes more important. The public demand for routes that link homes and visitor-supported businesses to public lands and other communities is growing.

Low Speed Vehicles (LSVs) and Golf Carts: Low speed vehicles (NRS 484B.637) and golf carts (NRS 482.044) ~~are becoming increasingly popular~~require proof of insurance and registration is issued through the Department of Motor Vehicles[3]. Although such vehicles have been in use for many years, their use on designated low-speed public roadways (those roads that are posted no greater than 35 mph) has become more accepted. ~~The use of such modes can be incorporated into an overall transportation network as long as safety is a priority.~~ Most paved streets in the PRPD are posted by ordinance at 45 mph. There are very few streets posted by ordinance at 35 mph. In order to lower speed limits, the Public Works department would need to budget money for a speed limit study for the PRPD. The study would then need to be approved by the BOCC.[4]

NON-MOTORIZED TRANSPORTATION: Non-motorized modes of transportation are beginning to play an increasingly larger role in community transportation systems. These modes of transportation include pedestrian, bicycle, and equestrian trails. Such modes can provide efficient and enjoyable means of transportation and recreation for people of all ages. Nye County has numerous opportunities to establish non-motorized facilities along streets, utility easements, drainage corridors, and other scenic areas within the Pahrump Regional Planning District.

Bicycle Facilities: Bicycles are a legitimate form of transportation and bicyclists are legal drivers of vehicles, with laws and regulations established for their use. Like motorists, cyclists need space to safely operate in traffic. Along with the "Bicycle Nevada Plan", this plan also anticipates the increased use of bicycling and supports measures to encourage bicycling.[xxi]

The "Bicycle Nevada" plan indicates, "A greater number of people will be bicycling for utilitarian, social, recreational or exercise purposes. However, people are more likely to bicycle if cycling is made safer and more convenient.[xxii]" Moving Ahead for Progress in the 21st Century Act – funds multi-modal surface transportation programs for fiscal years 2013 and 2014, and identifies transportation alternatives that provide "construction, planning and design of on-road and off-road trail facilities for pedestrians, bicyclists, and other non-motorized forms of transportation, including sidewalks, bicycle infrastructure, pedestrian and bicycle signals, traffic calming techniques, lighting and other safety-related infrastructure, and transportation projects to achieve compliance with the Americans with Disabilities Act of 1990"[xxiii].

One of the more interesting findings that came out of the surveys conducted for the ~~2003~~ 2022 PRPD master plan was that the citizens would like to see the addition of bicycle facilities – such as new or improved lane, path, or shoulder for use by bicycists – in the roadways of the valley. In accordance with the 2003 and 2014 Master Plan there were three types of such facilities proposed for the Pahrump Valley: Paths, Lanes and Routes.

- Bike Path - A bike path is a special pathway designated for the use of bicycles (and pedestrians) where cross flows by motorists are minimized. Bike paths are usually buffered from vehicular roadways by the use of a landscape strip or physical buffer. Bike paths may be totally separated from roadways, and utilize drainage easements, utility corridors, linear parks, or other easements for the path. Some areas may have paved paths while others may consist of natural material or other surfaces.

[3] https://dmn.nv.gov/lowspeed.htm
[4] Nye County Public Works

- Bike Lane - A bike lane is a paved lane on the shoulder of a roadway that is marked for bicycle use only. Bike lanes may be found on arterial and collector streets~~,~~ and are marked to alert both bicyclists and motorists that each is sharing the roadway. Bicycle lanes may be established on arterial roadways with sufficient pavement width to allow for the safety of the bicyclist.

- Bike Route - A bike route is a shared-use roadway identified by signage. Bike routes may be identified within the ROW of arterial, collector and local streets.

Pedestrian Ways: Walking is the oldest and most basic form of human transportation. It is also the most affordable modes of transportation. Until recently, it has not been considered a serious component of a modern transportation system. ~~Improving the pedestrian experience is one of the compelling goals behind the Community Core concepts – which are outlined in the Land Use Chapter of this plan.~~ Several goals and policies identified in this chapter focus on improving the safety of pedestrians, by promoting development patterns in specific areas that support pedestrian use.

Equestrian Trails: In addition to the trail development goals, objectives and policies outlined in the Recreation Chapter of this document, appropriate standards for equestrian facilities located within the public ROW are discussed in this section. A community opinion that is strongly held by residents of the PRPD is that this is a rural to semi-rural community and that keeping of horses and livestock is an important part of the community character. The presence of horses and riders enhance this community quality.

This plan strives to provide the general outline for the development of a network of equestrian trails that will link important destinations in the community to trails located on public lands. Many of the proposed equestrian trails within this plan are situated within current rights of way of roads. The Nye County Planning Commission will work with the Public Works Department to amend the road standards in order to allow for shared use and equestrian trails within the existing ROW. It is envisioned that trail surfaces would be comprised of native materials and would not generate dust or be washed away during storm events.

AIR TRANSPORTATION

~~Pahrump Valley Airport: The Land Use Map (Chapter Four), shows the location of the proposed Pahrump General Aviation Airport. Nye County commissioned an airport site selection study for a new General Aviation Airport for the Pahrump Valley, which was completed by Aries Consultants Ltd. in March 1987. The study was part of a County-wide Airports Master Plan study. Nye County discontinued its pursuit of constructing an airport in Pahrump and the Pahrump Town Board has taken on the project. The report indicated that the Pahrump Town Board voted to recommend the selection of a site located south of Gamebird Road and west of Pahrump Valley Boulevard on land that is under the jurisdiction of the Bureau of Land Management.~~

~~Since the time of site selection, the BLM has requested moving the proposed airport site to a different location in order to protect two plant species (Honey Mesquite and Pahrump Valley Buckwheat) and a bird species (the Phainopepla Nitens). The Pahrump Town Board agreed to move the site and this new location was finalized in 2000.~~

~~It is the intent of Nye County to coordinate with the Town to ensure compatible uses are planned for around the airport site that does not adversely affect airport operations.~~

~~Private~~ Air Facilities: There is one (1) public airport and ~~There are six~~ seven (7) private airports, heliports and other landing facilities located in Pahrump. These are listed below.

Table 5.1: ~~Private~~ Air Facilities[xxiv]

~~Private~~ Air Facilities- Pahrump			
Name/FAA Identifier	**Type**	**Runways**	**Aircraft**
Caas Airport / NV98	Private Airport	1	1~~2~~ Single engine
Calvada Meadows / 74P	Public Airport	1	~~26~~ 67 Single~~Single~~ engine
			~~3~~ 7 Multi-engine~~Multi-engine~~
			1 Helicopter
			~~6~~14 Ultra-lights
			1 Glider
Valley View / NV00	Private Airport	1	3 Single engine
Mercy Air-Pahrump / 2NV8	Private Heliport	1	1 Helicopter
Desert View Hospital	Private Heliport	n/a	No aircraft stationed permanently
Precious Materials / NV73	Private Heliport	1	No aircraft stationed permanently
Flying S Ranch / NV54	Private Ultra-light	2	1 Single engine
			1 Helicopter
			1 Ultra-light
KVPM Television / 90NV	Private Heliport	1	1 Helicopter

TRANSPORTATION GOALS, OBJECTIVES, AND POLICIES

The following Goals, Objectives, and Policies are proposed to implement the purposes of this chapter of the plan.

Goal 1: Promote an interconnected transportation system that includes beltway, arterial, collector, local streets, and truck routes capable of accommodating the anticipated travel demands of the Pahrump Regional Planning District in a safe, efficient manner.

Objective A: Develop a hierarchy of roadway cross sections that recognizes the importance of all users of the roadways.

Policy 1: Roadway infrastructure is costly to build, maintain and replace, therefore it is important to integrate transportation plans with land use plans.

Policy 2: Develop "complete street" standards that include a network of trails and pathways that serve as alternate transportation routes.

Policy 3: Integrate transportation planning with land use planning.

Objective B: Develop design standards for arterial, collector, beltway and local streets that include all potential users of the roadway and reflect anticipated travel volumes based upon development densities and the unique rural and urban character of the Pahrump Valley.

Policy 1: Ensure that street designs are context sensitive.

Policy 2: Ensure that roadway design standards are accessible and ADA compliant.

Policy 3: Establish appropriate guiding setback lines to protect the vested interest of the public

Policy 4: Revise parking requirements to improve parking flexibility such as; reduced required parking numbers, encourage shared parking facilities, and allow on-street parking.

Objective C: Develop a network of connected collector and arterial streets that provide a high level of mobility and improve safety.

Policy 1: Support the design and operation of complete streets.

~~Objective D: In coordination with the BOCC and NDOT, develop an Access Management Plan for State Routes 160 and 372 in the community.~~

Objective ~~E~~D: Enhance the rural areas and character of Pahrump through the development and implementation of context sensitive standards that support development of shared-use paths.

Policy 1: Integrate shared-use paths into an overall multi-modal system.

Policy 2: Limit direct driveway access to the State Routes, to maintain functionality.

Objective ~~F~~E: Designate specialty routes throughout the community to accommodate a variety of roadway users.

Policy 1: Develop designated routes of travel throughout the community to improve safety and minimize conflicts between the various modes of transportation.

Policy 2: Provide linkages between trails and important destinations.

Goal 2: Promote roadway safety for all road users, on legal, predictable and safe behaviors.

Objective A: Promote roadway safety for all users of the right-of-way.

Policy 1: Support development of "complete streets" that focus on all users and modes of transportation, balance street design so that motorists, trucking, pedestrian, cyclists can travel safety and comfortably.

Policy 2: Provide safe, walkable streets for all types of pedestrians, particularly those with disabilities.

Policy 3: Assure that all new transportation facilities constructed within the PRPD are accessible to and usable by people with disabilities pursuant to ADA Title II and Rehabilitation Act Section 504.

Policy 4: The Pahrump Regional Planning Commission, in conjunction with the Regional Transportation Commission, the Department of Public Works and staff should develop a comprehensive truck route master plan for the PRPD that will assist the community in the management of truck traffic.

Policy 5: Reduce the hazards caused by strip commercial development by consolidating access points.

Goal 3: Ensure, maintain and provide access to open spaces and public lands.

Objective A: The ways, pathways, trails, roads, highways and other public corridors established within Nye County, whether by uses or mechanical means, have a public purpose, e.g., to allow access to public lands to permit and enable all of the economic and social components of life in the PRPD, including but not limited to mining, ranching, logging and wood harvesting, hunting, fishing, water acquisition, and all types of recreation. [xxv]

Policy 1: Encourage the development of a network of roads, paths and trails throughout the community that link to key destinations within the community as well as accessing public lands.

Policy 2: Provide designated routes that are suitable, connected, convenient, and efficient for all modes of transportation.

Policy 3: Improve connectivity and mobility throughout the community where appropriate through the use of easements and rights-of-ways.

~~*Policy 4: Encourage the Board of County Commissioners to designate and permit OHVs to operate on all county public rights-of-way.*~~

Policy ~~5~~4: Ensure that all rights-of-way acquired pursuant to R.S. 2477 be retained in perpetuity for the use and the benefit of the public unless abandoned in accordance with applicable law.

Policy ~~6~~5: Public access to public lands should be provided for before public lands are released, exchanged, sold or contracted for sale.[xxvi]

Policy ~~7~~6: Access to private land must be maintained; assignments of special designation status to public lands must not lan~~d lock a private parcel.~~

Policy 7: Identify, develop and construct designated trail heads for designated access to public lands, including parking areas.

Goal 4: Promote interagency coordination to address regional transportation needs.

Objective A: Identify existing transportation needs including trails~~,~~ and use uniform mapping techniques across jurisdictions.

Objective B: Develop regional transportation plans.

Policy 1: Work collaboratively to develop a Regional Transportation Master Plan in association with Nye County, Nye County Regional Transportation Commission, Clark County and the Regional Transportation Commission of Southern Nevada for the transportation planning needs of Southern Nevada.

Policy 2: Work collaboratively with NDOT so that future investment and infrastructure benefits the PRPD by creating inviting "gateways" into the community that improve the appearance and image of the corridors through design features and landscaping.

Policy 3: Encourage community involvement in the development of community gateways that would promote and enrich the cultural and visual environment for transportation system users and the community.

Policy 4: Consider implementing a park-and-ride program.

Policy 5: The design and implementation of roundabouts that move traffic safely and efficiently during peak and non-peak hours will be encouraged at appropriate intersections within the PRPD as an alternative to the installation of traditional traffic signals. The design of roundabouts will be coordinated with the Nevada Department of Transportation ~~and Nye County Public Works~~ if the proposed roundabout is located in the NDOT Right-of-Way.

Goal 5: Develop and implement access management, corridor and gateway plans that improve roadway safety, improve mobility, protect the integrity of neighborhoods and protect the taxpayer's investment in the street network.

Objective A: Ensure that all such planning activities meet current standards and are coordinated with all required federal, state and local jurisdictions.

Objective B: Develop access management, corridor and gateway plans.

Policy 1: Access management, corridor and gateway policies and strategies should be developed and incorporated into local codes.

Policy 2: Identify strategies needed to acquire new and protect existing rights-of-way to improve transportation connectivity in the community.

~~**Goal 6: Continue to study the merits and drawbacks of air-service for the Pahrump Regional Planning District among neighborhoods and stakeholder groups.**~~

~~Objective A: Facilitate the completion of the Federal Aviation Administration study for a general Aviation Airport at the previously selected site in Southwest Pahrump.~~

~~Objective B: Develop land use plans in accordance with the recommendations and guidelines of the Federal Aviation Administration study to ensure that air service is compatible with the surrounding land uses.~~

~~*Policy 1: Nye County should participate in discussions and planning activities with the Federal Aviation Administration, the Pahrump Town Board, the Bureau of Land Management, neighborhood groups, and other stakeholders regarding land use planning and zoning of areas around the proposed airport site.*~~

Goal ~~7~~6: Provide for non-motorized modes of transportation through the use of bicycle facilities, pedestrian pathways, and equestrian trails.

Objective A: Facilitate the use of non-motorized modes of transportation by establishing specific bicycle, pedestrian, and equestrian corridors throughout Pahrump.

Policy 1: Ensure that street standards include context sensitive designs to promote non-motorized forms of transportation.

Policy 2: Provide designated routes that are suitable, connected, convenient, and efficient for all non-vehicular modes of transportation.

Policy 3: Make use of already available ROW and disturbed land where possible for trail alignments.

Policy 4: Identify and improve non-motorized crossings of State Routes 160 and 372 where safety is an issue.

Objective B: Connect travel routes to community facilities such as parks, schools and shopping, existing trails and trailheads, appropriate federal lands, and clusters of horse properties.

Policy 1: Promote safe and healthy alternatives to automobile transportation in Pahrump.

Policy 2: The Streets and Highways Plan shall identify appropriate routes for non-motorized facilities.

Policy 3: Implement sidewalks, shared use paths and bicycle lanes as a part of transportation improvements, wherever feasible and as needed when funding becomes available.~~.~~

Policy 4: Include equestrian trail development within the ROW where suitable.

Policy 5: A variety of materials may be considered for pedestrian, bicycle, OHV, LSV's and equestrian routes within the ROW, including materials that can reduce costs compared to conventional materials.

Goal 8: The transportation system should be safe for all users.

Objective A: Sidewalks, pathways and crossing should be designed and built to be free of hazards.

Objective B: Streets, sidewalks, pathways, and crossings should ensure safety and mobility of all users by accommodating the needs of people regardless of age or ability.

Objective C: Designate routes and low speed routes for alternative modes of transportation throughout the community.

Policy 1: Post signage on routes so that drivers are made aware of designated and/or low speed routes.

Objective D: Improve the safety and livability of the streets and neighborhoods in the PRPD by using appropriately designed and implemented traffic calming measures to mitigate the negative impacts of traffic while creating safer streets for residents, motorists, pedestrians and bicyclists.

Policy 1: Consider all forms of traffic calming strategies and other design elements to reduce traffic speeds where necessary to improve safety for all roadway users and minimize impact on emergency service response time.

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[i] http://www.completestreets.org/
[ii] http://www.completestreets.org/complete-streets-fundamentals

[iii] Complete Streets – Local Policy Workbook, Smart Growth America and the National Complete Streets Coalition – written by Stefanie Seskin with contributions from Barbara McCann.
[iv] http://www.completestreets.org/webdocs/factsheets/cs-rural.pdf
[v] [v] NRS 278.160.1.q Subject matter of master plan
[vi] NRS 278.160.1.s Subject matter of master plan
[vii] NRS 278.160.1.q Subject matter of master plan
~~[viii] FHWA Design Standards.~~
[ix] Streets and Highways Capital Improvement Plan FY 2006-2015, PRPD Approved July 20, 2005,
[x] Streets and Highways Capital Improvement Plan FY 2006-2015, PRPD Approved July 20, 2005,
~~[xi] http://subregional.h-gac.com~~
~~[xii] This is a new description based on Clark County's Regional Transportation Planning Document.~~
[xiii] http://i11study.com
[xiv] **Transportation Research Board Committee on Access Management.** *Access Management Manual.* Washington, DC: National Academy Press, 2003.
[xv] www.nevadadot.com/Projects_and_Programs/Landscape_and_Aesthetics/Land
[xvi] American Public Works Association
[xvii] Nye County Policy Plan for Public Lands – 8/23/2012 DRAFT
[xviii] Nye County Resolution 99-01
[xix] http://www.popcenter.org/learning/speeding/NeighborhoodTrafficCalming.pdf
[xx] https://nyecounty.municipalcodeonline.com/book?type=ordinances#name=CHAPTER_15.24_STREET_NAMING_AND_PROPERTY_NUMBERING_WITHIN_THE_PAHRUMP_REGIONAL_PLANNING_DISTRICT
[xxi] www.bicyclenevada.com, page 9
[xxii] www.bicyclenevada.com, page 13
[xxiii] http://www.fhwa.dot.gov/map21/guidance/guidetap.cfm
[xxiv] https://maps.avnwx.com/index.html
[xxv] Board of County Commissioners Resolution No. 99-01 – Policy Declaring Nye County's Policy Regarding Public Roads.
[xxvi] Nye Comprehensive Master Plan, 2011. Public Land Management Goal-6, Objective 1, p. 11.

CHAPTER SIX
CONSERVATION PLAN

INTRODUCTION

"If we have learned any lessons during the past few decades, perhaps the most important is that preservation of our environment is not a partisan challenge; it's common sense. Our physical health, our social happiness, and our economic well-being will be sustained only by all of us working in partnership as thoughtful, effective stewards of our natural resources."[i]

NEVADA REVISED STATUTES (NRS 278.160): Subject Matter of the Master Plan states:
Conservation plan: for the conservation, development and utilization of natural resources, including, without limitation, water and its hydraulic force, underground water, water supply, solar or wind energy, forests, soils, rivers and other waters, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan, prevention, control and correction of the erosion of soils through proper clearing, grading and landscaping, beaches and shores, and protection of watersheds. The plan must also indicate the maximum tolerable level of air pollution.
This chapter provides information about development and utilization of water, water supply and quality, flood control and flood damage prevention, as well as the development of renewable energy systems. This chapter contains goals, objectives, and policies to protect, maintain the Pahrump Valley's natural resources.

DEVELOPMENT AND UTILIZATION OF NATURAL RESOURCES

AIR QUALITY

The quality of the air affects the health and well-being of the populous, as well as visibility, including the clear night-time sky. Air quality also affects ecosystem health. ~~"Here in the PRPD the soils, land use patterns and atmospheric conditions contribute to make PM-10 air pollution a potential health and environmental hazard".~~ PM-10 – are particles with diameters of less than 10 microns which can be inhaled deep into the lungs, causing serious health problems such as asthma, bronchitis, emphysema, and pneumonia. The major contributors to the PM-10 emissions in the PRPD were unpaved roadways, construction activities and disturbed vacant lands. "Common sources of PM10 are: burning fuels, such as wood in woodstoves and fireplaces or diesel combustion from motor vehicles; crushing or grinding; dust from unpaved roads, construction sites and other disturbed land surfaces; and industrial processes."[ii]

"Beginning in 2001, the State of Nevada Bureau of Air Quality Planning (BAQP) began an air quality monitoring program in the Pahrump Valley. This monitoring indicated exceedances of the PM-10 National Ambient Air Quality Standards (NAAQS)"[iii]. In an effort to proactively address these concerns and prevent the risk of the PRPD being designated as an air quality "non-attainment area" in September 2003, the BOCC signed a Memorandum of Understanding (MOU) between the Nevada Division of Environmental Protection (NDEP), the Pahrump Town Board (PTB) and the U. S. Environmental Protection Agency (EPA). The MOU require~~s~~d that Nye County and NDEP implement specific measures by 2006 to reduce the PM-10 emissions in the Pahrump Valley. Under the MOU, Nye County and NDEP ~~will~~ develop~~developed~~ a Clean Air Action Plan (CAAP), which ~~will~~ outline~~outlined~~ all the air quality control measures that we have now~~to be~~ implemented. The CAAP was designed to bring the Pahrump Valley into compliance with federal air quality standards.

"The MOU became the first step to attain and maintain the NAAQS for PM-10".[iv] Reductions in PM-10 have been achieved through paving or chip sealing roadways, implementation of comprehensive Air Quality Program that established programs regarding land disturbance and dust control enforcement. Continued monitoring in Pahrump has shown that annual concentrations of PM10 have decreased in most of the monitored locations and remain well below the annual standard. The 24-hour PM-10 concentrations in Pahrump remain steady at or near the standards. Through the success of the Air Quality Program, the annual standard have had~~not~~ been surpassed for many~~in the past 5~~ years and the number of exceedances of the 24-hour standard has~~ha~~ve~~s~~ been eliminated with the exception of those that occur~~red~~ during uncontrollable, high wind events.[v]

The MOU set a compliance deadline of December 31, 2009 by which the NAAQS (National Ambient Air Quality Standards) were to be attained, followed by a five-year maintenance period ending on December 31, 2014.[vi] With the increase in population and new home development it is imperative that we continue to closely monitor our PM-10 concentrations in Pahrump to ensure best practices are followed with our PM-10 management.

In order to continue to maintain improved air quality that meets or exceeds the national standards, goals, objectives, and policies related to air quality are included in this section.

FLOOD CONTROL AND DRAINAGE

The Flood Control Master Plan Map shown on Figure 6.1 shows a system of proposed retention basins – located primarily on BLM managed lands, and conveyance channels throughout the community. The purpose of the retention basins is to reduce peak flows and downstream flows. The basins are designed to hold and discharge low flow rates over an extended period of time. In certain cases, basins can also be utilized as neighborhood or regional parks. The channels for the most part are designed as open channel segments that can retain and capture as much water as possible during minor storm events for ground water recharge purposes[vii]. As the population of the Planning District increases along with building and development investments, significant burden is placed on storm water facilities to deal with flood water efficiently and effectively.

"Development of the Flood Control Master Plan included reviews of previous hydrology and other studies prepared including the following":[viii]

- "Streets and Highways Capital Improvement Plan, FY 2006-2015", approved July 20, 2005.
- "Pahrump Capital Improvements Plan & Impact Study, Drainage and Flood Control Update – Northern CIP" September 16, 2005.
- "Adequate Public Facilities Master Plan, May 5, 2006, 4th Draft".
- "Capital Improvement Plan, FY 2006 – 2015" dated September 2005. (Adopted with the exception of the Drainage and Flood Control sections)
- "Adequate Public Facilities Plan and Policy, August 7, 2006, 5th Draft".
- "Pahrump Regional Flood Control District Service Plan – Final Report – June 2, 2008"
- "Pahrump Regional Flood Control District Master Plan approved September 1st, 2009, but not implemented.

Flood control planning enables county authorities to identify and mitigate areas of the highest potential flood hazard and provide continuity in facility development. The implementation of flood control plans are completely dependent upon a network of drainage facilities complemented by properly sized and strategically located storm water conveyance, retention, and detention facilities. The Flood Control Plan is necessary to ensure that adequate facilities are provided during the anticipated growth of Pahrump and to allow flexibility for future improvements.

Pahrump Flood Zone Mapping: In October 2020, Nye County drafted a request for FEMA Partnership for the Pahrump Phase I Risk MAP Project and become a Community Technical Partner to reduce flood hazards and mitigate flood risks. The project was funded by FEMA for $257,500.00 and work began in October 2021. The project is scheduled for completion in June 2023 and will be sent to FEMA for final approval.

A large, urbanized portion of the Town of Pahrump is currently mapped under FEMA Zone AO (depth, velocity) floodplains, largely from Wheeler Wash. Upon review of historic FIRM panels, these Zone AO floodplains date back at least to the 1990 FIRM panels. Typically, the Zone AO floodplain classification is issued to designate the potential high hazard flooding condition associated with flow path uncertainty on an active alluvial fan. By the concentric shape of the FEMA Zone AO floodplains, and the alluvial fan landform in the upper watershed, it is assumed that the delineations covering the Town in the lower watershed were based on a FEMA FAN model approach. Given the current FEMA Zone AO floodplain mapping impacting the Town, the Pahrump Phase I Risk MAP Project will provide the following benefits:

- **Updated Topographic Data.** At the start of the Pahrump Phase 1 Risk MAP Project, the best available topographic data will be 11 years old. The improvements and development taking place within the past 11 years are not adequately captured in the current topographic data. Furthermore, having updated topographic data will help the City, developers, and stakeholders better plan to be more flood resilient.

  Updated topographic data will allow for detailed hydrologic and hydraulic (H&H) modeling to be conducted under the Pahrump Phase I Risk MAP Project. Detailed H&H will translate to better flood hazard and flood risk information for the residents and businesses residing in Pahrump. In addition to the basis for H&H modeling, the updated topographic data will be the basis for detailed floodplain mapping completed under the planned Pahrump Phase II Risk MAP Project.

- **Detailed H&H Modeling.** Given the date (1990 FIRM panel) of much of the current FEMA Zone AO (depth, velocity) floodplain, one may assume that the supporting H&H is also at least 30 years old and likely based on a FEMA FAN modeling approach. Under the Pahrump Phase I Risk MAP Project, detailed, state-of-the-art H&H modeling will be completed utilizing updated topographic data, the most current land-use plans, the most current NOAA rainfall and storm patterns, the most current soils data, and industry-standard modeling practices. Detailed H&H modeling will be conducted using a 2-dimensional modeling approach to accurately reflect the large-scale, broad, shallow, sheet flow flood conditions impacting the City of Pahrump within the Study Area.

The detailed, 2-dimensional H&H modeling results will provide City and County staff, residents, developers, and stakeholders accurate flow magnitude, depth, velocity, and extent data at a scale that can be used for long-term flood protection master planning, flood hazard delineations, flood risk evaluations, emergency preparedness, and effective public outreach.

As discussed above, acquired topographic data and new, detailed H&H modeling under Phase 1 will serve as the basis for Phase II evaluation and remapping of much of the current FEMA Zone AO (depth, velocity) floodplain covering the City of Pahrump. In addition, this topographic data and detailed H&H modeling

will be used to develop valuable non-regulatory flood mapping products, which have been shown to be valuable flood hazard/risk communication tools.

Project Description

New aerial mapping topographic data will be collected for the approximately 66 square mile Study Area. H&H modeling will be conducted for approximately 300 square miles of contributing area – of which, 66 square miles will be detailed H&H based on the updated topographic data and 234 square miles will be approximate H&H based on currently available County mapping (11 years old) and USGS topographic data.

Project Capability

The County is reaffirming its commitment to proactive floodplain management. To do this, the County is currently coordinating with a consultant to help evaluate and plan for future flood hazard mitigation projects.

Increased Resiliency

As part of the overarching goal of increased resiliency, Nye County is dedicated to helping the community be prepared for future flooding. To achieve increased resiliency and mitigate flood damage, the Pahrump Phase I Risk MAP Project will provide this rural community updated topographic data and a better understanding of flood risks. Phase I data and information will be used for future detailed flood hazard mapping, development of non-regulatory flood risk products/mapping, and preparation of materials to better communicate to those at risk the potential flood hazards/risks in their community.

DFIRM Panels

The Pahrump Phase I Risk MAP Project's area of detailed modeling is located within the following FIRM panels: 32023O8850F, 8845G, 8840G, 8825F, 8815F, 8900F.

In November 2022, Nye County reaffirmed its commitment to proactive floodplain management with FEMA and applied for Pahrump Phase II Risk MAP Project – Floodplain Mapping Update. Phase II entails remapping of approximately 37.5 square miles of Zone AO floodplains and approximately 0.2 square miles of Zone A floodplains. It will utilize the modeling results from the detailed hydrologic and hydraulic analyses conducted under Phase I. Nye County was approved for $219,100.00 for Phase II and work will begin in Fall of 2023. New FIRMS will be available sometime in 2025.

~~There are several Special Flood Hazard Areas (SFHA) mapped in the PRPD by the Federal Emergency Management Agency (FEMA) shown in the attached Map Figure 6.2. "These Flood insurance Rate Maps (FIRM) indicate areas that are subject to periodic inundation that can result in loss of property, create health and safety hazards, disrupt commerce and governmental services and cause extraordinary public expenditures for flood mitigation and flood repair". The flood zones mapped in the Pahrump Valley are Zones X and X (shaded) are areas of moderate to low flood hazard. Zones AO and A are high risk areas with a 1 % or greater chance of flooding (100-year flood). Zone AO flood depth can range from 1 – 3 feet while Zone A base flood elevations have not been determined and Zone D and are of possible but undetermined flood hazard. "FEMA is currently in the process of completing the Pahrump Valley Restudy which will provide updated flood hazard information for the Pahrump Wash, and new flood hazard information for Front Sight Wash, Shadow Mountain Wash, and the Shadow Mountain area alluvial fans".[ix] Preliminary flood maps were issued in August of 2012 for community review. These new digital Flood Insurance Rate Maps (DFIRMs) are expected to become effective in 2014. As information on the preliminary new maps are issued, many property owners are learning that their risk of flooding has changed. In some instances, the change means new flood insurance requirements. FEMA can assist property owners in obtaining flood insurance~~

~~with programs such as; the lower-cost Preferred Risk Policy (PRP), and the PRP Eligibility Extension – which allows for properties that are newly mapped into a SFHA to be covered by the lower cost insurance until premium rate revisions are put in place by the Biggert-Waters Flood Insurance Reform Act of 2012.~~[x]

National Flood Insurance Program (NFIP): The NFIP was created by Congress in 1968 and provides insurance to help reduce the socio-economic impact of floods. Flood insurance is a separate policy that can cover buildings, building contents, or both. For a community to participate in the NFIP, it must adopt a floodplain management ordinance that meets or exceeds the minimum NFIP criteria and have a Flood Insurance Rate Map (FIRM) or a Flood Hazard Boundary Map (FHBM). In 2022, FEMA introduced new rating methodology, Risk Rating 2.0. This new method considers specific characteristics of a building to provide a more modern, individualized, and equitable flood insurance rate. More information on the NFIP can be found on the Floodplain Management page of the Nye County website. ~~In 1990 the National Flood Insurance Program (NFIP) implemented the Community Rating System (CRS) as a voluntary program for recognizing and encouraging community floodplain management activities that exceed the minimum NFIP standards. Depending on the level of participation, flood insurance premium rates for policyholders can be reduced up to 45%. "Besides the benefit of reduced insurance rates, CRS floodplain management activities enhance public safety, reduce damages to property and public infrastructure, and avoid economic disruption and losses".~~[xi] ~~Participation in the CRS would benefit the community through lowered cost of flood insurance.~~

Goals, objectives, and policies related to flood control and drainage are included within this chapter.

RENEWABLE ENERGY

"Solar resources in Nye County are among the best in the nation for both concentrating solar power (CSP) and photovoltaic (PV) systems. In March 2010 Nye County performed a Suitability Analysis for Nye County Solar Generation, transmission, and related Support Facilities. The suitability model included primary variables of solar resources, slope, and land exclusions (federally protected lands). Secondary variables included proximity to flood and seismic hazards, proximity to roads and power transmission corridors, visual resources and threatened or endangered species habitats. The analysis results were presented in a map showing the locations of "good, better and best" suitable lands in Nye County for solar development".[xii] Much of the lands within the PRPD scored a "better" solar suitability ranking. With abundant open land, the Pahrump Regional Planning District is well-suited for the development of low-profile, low water use renewable energy projects. ~~Additional information regarding the development of renewable energy can be found at http://www.nye-renewables.com.~~

Goals, objectives, and policies related to encouraging the development of renewable energy facilities using resource appropriate technologies in suitable areas of the community are included in this chapter.

SOILS AND EROSION CONTROL

As recognized by the Flood Control and Air Quality Programs, the most environmentally dangerous period of development is the initial construction phase when land is cleared of vegetation and graded. Removal of the natural vegetation, crust and topsoil makes the exposed areas particularly susceptible to wind and water erosion. Low Impact Development (LID) is an approach to land development (or re-development) that works with nature to manage storm water by preserving natural landscape features, minimize imperviousness to create functional and appealing site drainage. Drought and concerns about water quality have prompted interest in the treatment and reuse of storm water as a viable resource. "LID strategies control water at the source – rainfall and runoff. It is a decentralized system that distributes storm water across a project site in order to replenish groundwater supplies rather than sending it into a system of storm

drainpipes and channelized networks that control water in a large storm water management facility".[xiii] Map Figure 6.3 shows the soil suitability for development map from the U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS).

Goals, policies, and objectives are included in this chapter to encourage the implementation of LID principles and practices to control soil erosion.

WATER – "Whiskey is for drinking; water is for fighting"[xiv]

Groundwater is one of our most important resources in the arid southwest. Southern Nye County has been ranked as one of the most rapidly growing areas in the United States. In 1990 the community of Pahrump was home to about 7,500 people; by 2000, the community had grown to over 24,000 and today, according to the Nevada State Demographer's Office, is roughly ~~37,000~~42,828. "Virtually all of the water available for use in the PRPD is ground water pumped from wells less than a thousand feet deep."[xv]. As early as 1990, it was acknowledged by the Nevada Department of Water Resources (NDWR) that they overcommitted groundwater resources in the Pahrump Valley through their subdivision approval process. The document – Pahrump Growth Management Options Study, Draft Report, states "the current situation results from the fact that most residential water rights in the Pahrump Valley were transferred with agricultural land sold for residential development. As a result, DWR approves parceling requests only if water rights in the amount of 2 afa per lot accompany the request if creating a new parcel entitled to a domestic well." [xvi] In December 2017, Jason King, P.E., State Engineer signed Order 1293 requiring "1. Any person proposing to drill a new domestic well must obtain an existing water right in good standing, subject to review of the State Engineer, of not less than 2.0 acre-feet annually and relinquish the water right to serve the domestic well.; 2. Any entity that has already relinquished sufficient water rights to serve a new domestic well is excepted from this order.; 3. A domestic well requiring rehabilitation as defined by NAC 534.189 is hereby excepted.; and 4. The reconditioning of a domestic well as defined by NAC 534.188. or replacement of an existing domestic well is excepted from this Order, unless the well is located in an area where water can be furnished by an entity such as a water district or a municipality presently engaged in furnishing water to the inhabitants thereof."[xvii]

This section focuses on the major water issue facing the Pahrump Valley: primarily, the availability of water for sustainable growth. Water is a critical factor in the future development of the Valley and considerable efforts have been made to present a land use plan that accurately represents the "total population which the available natural resources will support without unreasonable impairment", in accordance with the Nevada Revised Statues (278.020).

The key references used are:

- Nye County Water District Water Supply Investigation Appraisal Report, dated September 9, 2013, written by Glorieta Geoscience, Inc., Meghan Hodgins, Elke Naumburg, Ph.D., Jim Riesterer, P.G. and BEC Environmental, Inc., funded by a U.S. Bureau of Reclamation Grant in 2011.

- Community Source Water Protection Plan for Public Water Systems in Nye County, Nevada, dated November 2012, prepared by the Nye County CSWP Team, and endorsed by the Nevada Division of Environmental protection (NDEP) Bureau of Water Pollution Control (BWPC).

- Groundwater Evaluation (GWE) Program for Southern Nye County, funded in 2006 by the Department of Energy (DOE) and conducted by the Nye County Nuclear Waste Repository Project Office.

- Nye County Water Resources Plan (NCWRP), dated August 2004, written by Tom Buqo, Consulting Hydrogeologist. NCWRP 2017 update, dated June 2017 written by MaryEllen C. Giampaoli, Environmental Compliance Specialist, TerraSpectra Geomatics, and Jamieson Geological, Inc.

- Southern Nye County Ground-Water Evaluation Proposal, dated July 2003, from the Nye County Department of Natural Resources and Federal Facilities

- Pahrump Basin 162 Groundwater Management Plan – Version February 2018. Prepared for the Nye County Water District Governing Board. Prepared by: Nye County Water District

Nye County Water District: Legislation authorizing the formation of the Nye County Water District (NCWD) was approved by the Nevada legislature on June 18, 2007. NCWD was formed to develop sustainable sources of water for the long-term economic development and benefit of the residents of Nye County. The Mission Statement of the Nye County Water District Governing Board is "Provide, protect and preserve water resources in Nye County." The NCWD is working to:

1. Develop a long-term sustainability plan of development for the water resources in Nye County;

2. Evaluate and mitigate the environmental impacts associated with resource use;

3. Better define the groundwater and surface water resources conditions in Nye County; and

4. Define alternative approaches for the management of the water resources of the region.

The Powers and duties of the NCWD are outlined within Chapter 542 (Nye County Water District Act) of the Nevada Revised Statutes.

Ground Water Management Plan Committee: The BOCC formed a Ground Water Management Plan Committee to assist in the development of a Groundwater Management Plan for Basin 162 in order to balance growth to the available water supply in the Pahrump Valley. A Ground Water Management Plan may include:

- A study of the hydrology and the physical characteristics of the basin as well as the geographic spacing and location of the withdrawals of groundwater from the basin,
- Quality of water in the basin;
- Methods for management of the groundwater in a manner that balances the long-term extraction with replenishment and provide for the common benefit of all water users.
- Ensure sufficient groundwater levels are maintained for reliable, sustainable, efficient and cost-effective pumping, and
- Strategies for protection of the quality of groundwater resources.

Water Rights: "In the State of Nevada, water rights once granted are considered real property and can be sold, traded, and leased and the place and manner of use can be changed with the State Engineer's approval. All waters within the state of Nevada, whether above or beneath the surface of the ground, belong to the public. A state issued water "right" gives the owner guaranteed use of the water for a specified beneficial use. Prospective users of water, such as developers of multi-family apartments, residential subdivisions, or commercial/industrial projects are required to purchase and own an adequate quantity of certificated water rights for the projected use".[xviii] ~~Water rights in the Pahrump Valley belong either to the alluvial fan or valley floor aquifers.~~

Perennial Yield: The concept of perennial yield (sometimes called sustainable yield) is the "maximum amount of ground water that can be used each year over the long term without depleting the ground-water reservoir"[xix]. One theory of sustainable yield expresses it as a percentage of recharge while other researchers, I.e., Maimone (2004) suggest a holistic approach based on the following components:

1. Develop an understanding of the local, subregional, and regional effects, and interactions thereof.
2. Develop a comprehensive conceptual water budget, including surface water and ground water, and consumptive vs. non-consumptive use.
3. Understand the boundaries and rate of replenishment of the system.
4. Understand human water needs and their changing nature.
5. Consider the temporal aspects of yield, including droughts and floods.
6. Consider the effects of new technology and changes in societal perceptions.
7. Work with stakeholders to understand the tradeoffs and develop consensus.
8. Recognize the interdisciplinary nature of the impacts of groundwater utilization[xx].

Past studies have estimated the perennial yield of the Pahrump Basin (Table 6.1); these estimates range from 12,000 to 26,000 afa. Until recently, the official perennial yield published by NDWR for Basin 162 was 12,000 afa; however, this number was increased to 20,000 afa in March 2014. According to State Engineer Jason King, the increase was based on the expectation that future use of water in the basin would include capturing water that currently flows out the southwest side of the basin.

Perennial yield is one of the key assumptions used as the basis for "full build out", as described in Chapter 4 (Land Use). The range of perennial yields considered is 12,000 afa to 37,000 afa. The lower number corresponds with the estimate produced by Malmberg (1967), while the higher number corresponds to the upper estimate of 26,000 afa from Harrill (1986) plus 11,000 afa (assumed) of imported water. The quantity of water assumed to be imported from nearby basins is based on the capacity of a preliminary pipeline design and cost estimate provided by the Nye County Water District. Given the wide range of water supply estimates and the impacts of limited water supply on future growth, this plan is based on 20,000-acre feet annual. It is important that continued management and conservation of water resources ensures its availability in the future.

Table 6.1: Pahrump Valley Water Supply Studies

Year	Recharge AFA	Perennial Yield AFA	Sub-Surface Outflow AFA	Source
1909	TBD	TBD	Assumed None	Possible just qualitative or very rough estimates – Mendenhall
1921	TBD	TBD	Assumed None	Possible just qualitative or very rough estimates – Waring
1922-36	TBD	TBD	Assumed None	University of Nevada Agricultural Experiment Station (cited in Hardman, 1934, 1949)
1948	23,000	No Estimate	Assumed None	Nevada Water Resources Bulletin 5, Maxey, and Jameson
1967	22,000	12,000	12,000	USGS Water-Supply Paper 1832, Malmberg
1986	22,000-26,000	19,000 – 26,000	18,000	USGS Water-Supply Paper 2279, Harrill (groundwater recharge model estimate was 37,000 afa)
2004	22,000	12,000 – 19,000 (30,000*)	13,000	Nye County Water Plan, Buqo (also cited 26,000 afa for sustainable yield). Water budget estimates were Nevada Dept. of Conservation and Natural Resources, 1971.
2010	26,000 - 31,000	No Estimate	Confined model	Comartin (UNR), newest estimate for recharge was 31,000 afa, but used 26,000-acre feet in groundwater model based to be consistent with other groundwater models.
2015		20,000-31,000	Assumed None	Nye County Water District funded study (calculated 31,000 AFA by applying Las Vegas Recharge Efficiency to sub-basins, but normalized to 20,000 AFA) [xxi]
2020		21,532	Yes	Desert Research Institute (precipitation rates using the Epstein method (2010)[xxii]

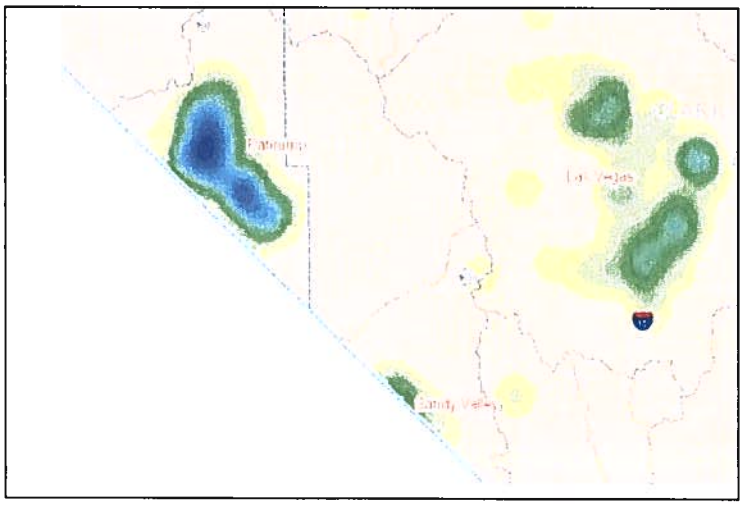
*Buqo states, "The results of recent re-evaluations of water budgets in southern Nevada suggest that the perennial yield of Pahrump Valley could be higher, on the order of 30,000-acre feet per year or more." (Page 95, specific studies were not cited.)

Groundwater Withdrawal~~:: "Potential groundwater withdrawals include two components, permitted water rights and domestic wells"[xxiii]. In October 2013 the NDWR presented the following table regarding the amount of allocated water rights and the manner of use.~~ "Basin 162 is one of the most over-appropriated basins in Nevada with the State Engineer's Office setting the perennial yield at 20,000 acre-feet/annually (AFA). The perennial yield includes an outflow component that could be attributed to a deep carbonate aquifer that is currently not being pumped. The current annual pumping of Basin 162 is on the order of 15,742 AFA, while the total estimated water rights allocated is approximately 63,439 AFA. With a perianal yield of 20,000 AFA the resulting overallocation is on the order of 43,400 AFA, but due to over dedications by utilities the actual achievable pumping would be less. In addition, the overallocation of 43,400 does not consider anticipated retirement of over dedicated water rights and returns of non-consumptive use, which are summarized in Section 10. " [xxiv]

This information indicates the potential groundwater withdrawals in the Pahrump Basin at ~~72,343~~ 68,125 [xxv]afa based on the existing water rights, commercial and other usage at developed properties, estimated domestic well use, and the potential future domestic well use at platted residential lots that have not yet been developed.

NRS 534.180 requires that owners of domestic wells ~~to~~ must obtain approval from the local governing body to use water from a domestic well for accessory dwelling units, must install a water meter capable of measuring the total withdrawal of water from the well and must ensure that the total water withdrawal does not exceed 2 afa.

Table 6.2: Allocated Water Rights in the Pahrump Basin



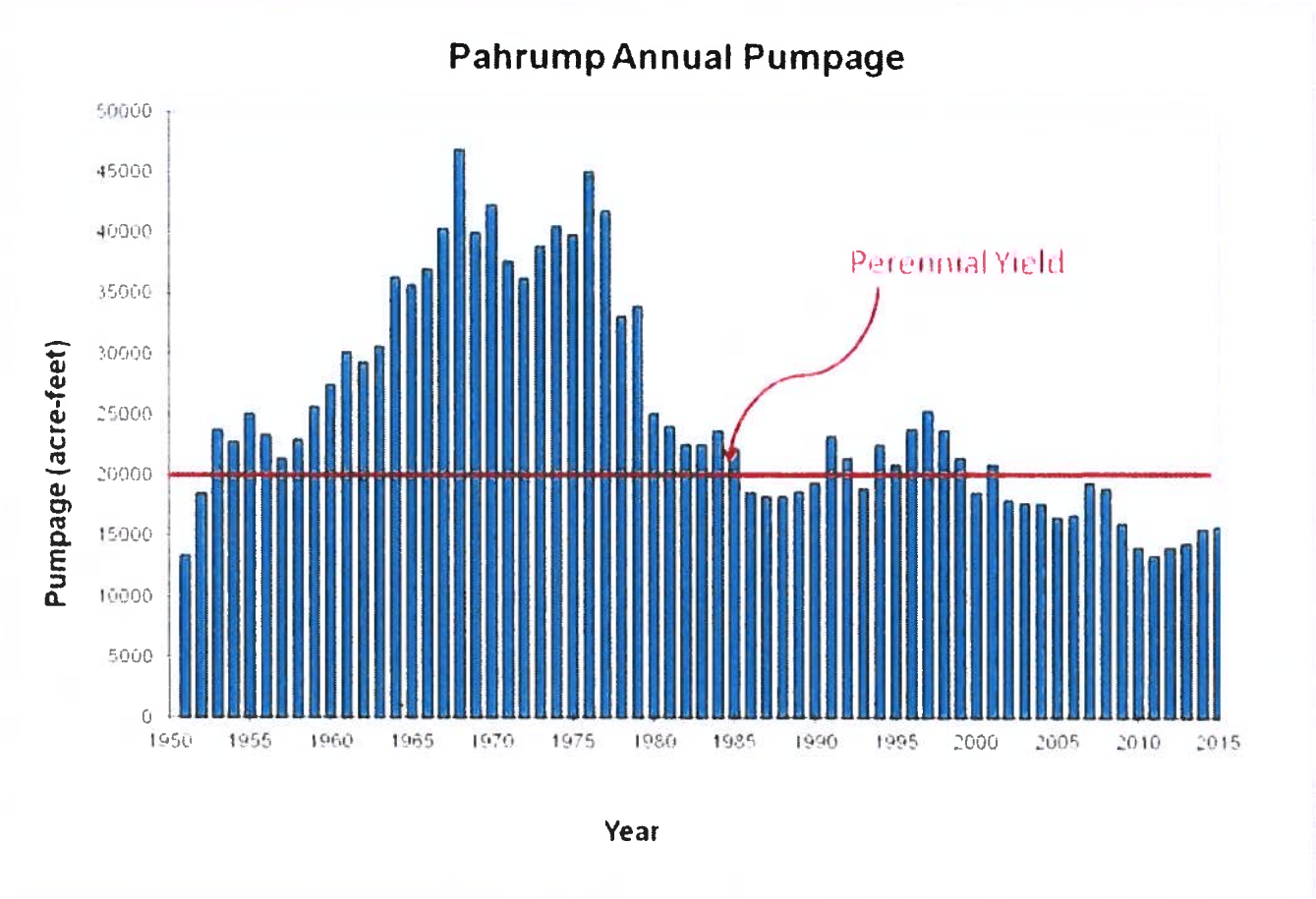
Number of Domestic Wells per Square Mile

30 70 190 280 455

Source: State of Nevada Division of Water Resources

Table Source: From State of Nevada Division of Water Resources Office of the State Engineer's presentation to the Nye County Water District Governing Board, October 29th, 2012

Table 6.3: Historical Annual Pumpage in the Pahrump Valley:[xxvi]



Manner of Use	**Acre-Feet**[xxvii]
Commercial	~~1,038~~1,097
Domestic	~~7,105~~ 7,291
Irrigation	~~15,442~~10,520
Municipal and Quasi-municipal	~~38,156~~38,762
Other	~~799~~755
Total Allocated Water Rights	**~~62,540~~ 58,425**
Existing domestic wells = ~~11,106~~ 11,040	~~5,553~~5,520
Potential new domestic wells = 8,500	4,250
Total Potential Pumpage	**~~72,343~~ 68,195**

Per Capita Use: Gallons per capita per day (gpcd) is the number of gallons of water used per person per day for all manners of use except agriculture. The USGS (Kenney et al., 2009) estimated per capita water use in the state of Nevada at 190 gpcd for domestic (i.e., household, and outdoor use [gardens, yards, etc.]) purposes[xxviii]. The same study estimated use in Nye County at 205 to 335 gpcd, with an average of 266 gpcd. The three larger utility companies in the PRPD estimates the average residential utility customer use in Pahrump at 118 gpcd (assuming an average of 2.42 persons per household).

Nevada DWR estimates average domestic well use in Pahrump and Amargosa basins at 0.5 afa, or about 186 gpcd (assuming an average of 2.42 persons per household and one household per domestic well). The NCWD Water Supply Appraisal Report[xxix] estimated a higher average use of 0.72 afa, based on Kenney's average use of 266 gpcd and assuming 2.42 persons per household.

Public Water Systems[xxx]: Currently there are no municipally operated public water or sewer systems in Pahrump. Developers of subdivisions in the Pahrump Valley install the water and sewer infrastructure and then turn it over to the respective utility company to operate. ~~have constructed and operate their own private utility system to provide water and sewer service to specific areas of the community~~. In the PRPD there are three utility service areas as discussed in Chapter 3, each utility has a designated tariff which includes rules, rates, requirements, and other issues addressing the provision of services within their service territory. It should be noted that even though these private utility companies have service areas associated with each, services are not necessarily available throughout the individual service areas.

Many land-use experts who study suburban development vs. compact (mixed use) development, point to various examples where the use of resources within suburban developments are significantly greater, especially with regard to lot sizes, for example, a case study from Las Vegas reveals that a decrease in housing lot size over the past two decades resulted in a slow but steady drop in average per account water use. In another study for the City of Tucson, AZ shows that surprising water savings can be realized if new urban and suburban developments incorporate higher densities, water reuse, and water efficient xeriscape landscape design and irrigation practices[xxxi]. ~~Other studies have shown that there is "virtually no difference in consumptive water use between single-family residences on various lot sizes, as long as native and drought-tolerant planting materials are used."[xxxii] and are coupled with proper soil amendment and proper irrigation use. Still other studies point out "that the very arid environment simply cannot support a dense population".[xxxiii]~~

Aquifers: NDWR recognizes two separate aquifers in Pahrump Valley: the alluvial fan aquifer and the valley floor aquifer. The alluvial fan aquifer, formed at the base of the Spring Mountains, is composed of coarse-grained materials (cobbles, gravels, sand) and conducts water from the recharge area (the Spring Mountains) toward the valley. The valley floor aquifer is composed of fine-grained materials (sand, silt, clay), and conducts groundwater much more slowly than the alluvial fan aquifer. Springs sometimes form along the boundary between the fan and floor aquifers when more water is moving through the fan aquifer than can be taken into the floor aquifer.

Some wells were drilled in the fan aquifer; however, the majority of wells (domestic and other) were drilled in the valley floor. The Nye County Water District's Water Level Measurement Program was originally established by the Nye County Nuclear Waste Repository Project Office (NWRPO), has measured water levels in the Pahrump and Amargosa Valleys since 1999 and has documented groundwater level declines in much of the valley floor aquifer as well as increases in the water level in the alluvial fan aquifer.
~~The Nye County Nuclear Waste Repository Project Office (NWRPO) has measured water levels in the Pahrump and Amargosa Valleys since 1999 and has documented groundwater level declines in much of the valley floor aquifer as well as increases in the water level in the alluvial fan aquifer.~~

Cone of Depression: When groundwater is pumped in a well, water flows from the aquifer into the well, and the water levels around the well decrease. The amount of decline typically becomes less the greater the radial distance from the well. This effect is called a cone of depression. A capture zone is the volume of aquifer through which groundwater flows to a pumping well over a given time. When multiple wells are pumping in a given area, the underground water levels can be temporarily or permanently lowered, and the cones of depression and capture zones may overlap, enhancing the total water level change. If the water level drops below the pump in a given well, the pump may need to be lowered or the well deepened to allow further pumping.

In the Pahrump Valley, one-acre homesites (the smallest parcel on which a septic system can be used along with domestic well), site design should be considered with wells arranged such that the cones of depression and capture zones do not overlap (i.e., two or more wells located near a common property corner). This causes water levels in the area to decline faster than if the wells were arranged with larger spacing between them. The amount of water level decline due to pumping is influenced by not just the pumping rate, but also by the aquifer materials (finer-grained materials generally have lower permeability and water levels decline faster than in coarser materials).

DWR "Designated" the Pahrump Basin: In the 1990's the State Engineer began taking numerous actions to minimize pumping and control groundwater drawdown in the Pahrump Valley by imposing additional conditions and restrictions on water use in the basin (i.e., "designating" the basin). These conditions and restrictions include:

- Restriction on issuance of new water right permits;
- ~~Transfers of water rights from the valley floor to the fan have been restricted;~~
- Water rights are relinquished for subdividing or parceling.
- Utilities must acquire excess water rights; and
- Water rights can be forfeited for non-use.[xxxiv]

Critical Management Area: The State Engineer can administer based on priority date, call for beneficial use or designate the basin as a critical management area pursuant to NRS 534.110(7). To date, no basin in Nevada has been designated by the State Engineer as a critical management area. The implications of the Pahrump basin being designated a critical management area could include limitations on development, changes in water rights valuations, and restrictions to domestic well use. In December 2017, Order 1293 was issued by the Nevada Division of Water Resources to regulate drilling of new domestic wells within the Pahrump Artesian Basin. In July 2018, Order 1293A was issued, amending the previous Order, by adding conditions "5. Persons that filed a Notice of Intent to Drill with the Diviions of Water Resources between December 15 and 19, 2017, as identified in Exhibit "A", which Notice(s) were denied upon the issuance of Order 1293, may re-file a Notice of Intent to be reconsidered under this exception to the Order. 6. Any person that can demonstrate that they filed an application for a zoning and/or building permit with the Nye County Departments of Planning or Building and Safety on or before December 19, 2017, for a parcel eligible for a domestic well, is excepted from this Order." [xxxv]

Water Conservation/Consumptive Use: Water conservation means using less water and recycling water so that it can be used again. Consumptive use is the water that is consumed, lost through evaporation, or is otherwise not returned to the basin. As indicated throughout this Master Plan, the population of the Pahrump Valley is growing as is the thirst for water. In order to responsibly manage the water resources within Basin 162, it is imperative that conservation and best water management practices are promoted. New supplies of water, secured through water recycling, water use efficiency programs, education and groundwater quality protection will be needed to serve the increasing demand.

The Total Water Usage table below (Table 6.4) provides insight into the level of community conservation efforts (in terms of average water use per person per day) that would be required to support overall increases in population. In the example below, the solid color lines through the table represent the sustainable level of total yearly usage in acre-feet of water at the three perennial yield estimates used in this chapter. The green line represents 12,000 afa (published figure from the USGS Water-Supply Paper), the yellow line represents 20,000 afa (State Engineer's increase in perennial yield and the red line represents 37,000 afa (a more optimistic projected number that includes 11,000 afa of imported water).

The yearly usage figures in the table are calculated for each level of average daily usage by multiplying the population figure by that daily usage figure in gallons (the "gpcd") and then by 365 days a year to get yearly usage in gallons. Dividing by 325,851 gallons/acre-feet then converts the calculation to "afa". For a given perennial yield figure, usage in an amount higher than that perennial yield (i.e.: below the line in the table) will cause groundwater levels to drop and deplete the basin over long-term.

As an example, if we wish to grow to a population of 120,000 people, at today's official perennial yield figure of 20,000 afa, we will have had to reduce our average daily water usage per person to 150 gpcd by then. Our present usage level is estimated to be in the 250- 300 gpcd range including the commercial and municipal usage that supports the community's population.

Table 6.4: Pahrump Total Water Usage (in afa) by Population at Different GPCD Rates
Table source: Walt Kuver

Pahrump	Total Water Usage (in AFY) at Different Gallons Per Capita Per Day Rates													
Population	150 gpcd	200 gpcd	225 gpcd	250 gpcd	275 gpcd	300 gpcd	325 gpcd	350 gpcd	375 gpcd	400 gpcd	425 gpcd	450 gpcd	475 gpcd	500 gpcd
25,000	4,201	5,601	6,301	7,001	7,701	8,401	9,101	9,801	10,501	11,201	11,902	12,602	13,302	14,002
27,500	4,621	6,161	6,931	7,701	8,471	9,241	10,011	10,781	11,551	12,322	13,092	13,862	14,632	15,402
30,000	5,041	6,721	7,561	8,401	9,241	10,081	10,921	11,762	12,602	13,442	14,282	15,122	15,962	16,802
32,500	5,461	7,281	8,191	9,101	10,011	10,921	11,832	12,742	13,652	14,562	15,472	16,382	17,292	18,202
35,000	5,881	7,841	8,821	9,801	10,781	11,762	12,742	13,722	14,702	15,682	16,662	17,642	18,622	19,603
37,500	6,301	8,401	9,451	10,501	11,551	12,602	13,652	14,702	15,752	16,802	17,852	18,902	19,953	21,003
40,000	6,721	8,961	10,081	11,201	12,322	13,442	14,562	15,682	16,802	17,922	19,042	20,163	21,283	22,403
42,500	7,141	9,521	10,711	11,902	13,092	14,282	15,472	16,662	17,852	19,042	20,233	21,423	22,613	23,803
45,000	7,561	10,081	11,341	12,602	13,862	15,122	16,382	17,642	18,902	20,163	21,423	22,683	23,943	25,203
47,500	7,981	10,641	11,972	13,302	14,632	15,962	17,292	18,622	19,953	21,283	22,613	23,943	25,273	26,603
50,000	8,401	11,201	12,602	14,002	15,402	16,802	18,202	19,603	21,003	22,403	23,803	25,203	26,603	28,004
52,500	8,821	11,762	13,232	14,702	16,172	17,642	19,112	20,583	22,053	23,523	24,993	26,463	27,934	29,404
55,000	9,241	12,322	13,862	15,402	16,942	18,482	20,023	21,563	23,103	24,643	26,183	27,724	29,264	30,804
57,500	9,661	12,882	14,492	16,102	17,712	19,322	20,933	22,543	24,153	25,763	27,374	28,984	30,594	32,204
60,000	10,081	13,442	15,122	16,802	18,482	20,163	21,843	23,523	25,203	26,883	28,564	30,244	31,924	33,604
62,500	10,501	14,002	15,752	17,502	19,252	21,003	22,753	24,503	26,253	28,004	29,754	31,504	33,254	35,004
65,000	10,921	14,562	16,382	18,202	20,023	21,843	23,663	25,483	27,304	29,124	30,944	32,764	34,584	36,405
67,500	11,341	15,122	17,012	18,902	20,793	22,683	24,573	26,463	28,354	30,244	32,134	34,024	35,915	37,805
70,000	11,762	15,682	17,642	19,603	21,563	23,523	25,483	27,444	29,404	31,364	33,324	35,285	37,245	39,205
72,500	12,182	16,242	18,272	20,303	22,333	24,363	26,393	28,424	30,454	32,484	34,514	36,545	38,575	40,605
75,000	12,602	16,802	18,902	21,003	23,103	25,203	27,304	29,404	31,504	33,604	35,705	37,805	39,905	42,005
77,500	13,022	17,362	19,533	21,703	23,873	26,043	28,214	30,384	32,554	34,724	36,895	39,065	41,235	43,406
80,000	13,442	17,922	20,163	22,403	24,643	26,883	29,124	31,364	33,604	35,845	38,085	40,325	42,565	44,806
82,500	13,862	18,482	20,793	23,103	25,413	27,724	30,034	32,344	34,654	36,965	39,275	41,585	43,896	46,206
85,000	14,282	19,042	21,423	23,803	26,183	28,564	30,944	33,324	35,705	38,085	40,465	42,846	45,226	47,606
87,500	14,702	19,603	22,053	24,503	26,953	29,404	31,854	34,304	36,755	39,205	41,655	44,106	46,556	49,006
90,000	15,122	20,163	22,683	25,203	27,724	30,244	32,764	35,285	37,805	40,325	42,846	45,366	47,886	50,406
92,500	15,542	20,723	23,313	25,903	28,494	31,084	33,674	36,265	38,855	41,445	44,036	46,626	49,216	51,807
95,000	15,962	21,283	23,943	26,603	29,264	31,924	34,584	37,245	39,905	42,565	45,226	47,886	50,546	53,207
97,250	16,340	21,787	24,510	27,233	29,957	32,680	35,404	38,127	40,850	43,574	46,297	49,020	51,744	54,467
100,000	16,802	22,403	25,203	28,004	30,804	33,604	36,405	39,205	42,005	44,806	47,606	50,406	53,207	56,007
102,500	17,222	22,963	25,833	28,704	31,574	34,444	37,315	40,185	43,056	45,926	48,796	51,667	54,537	57,407
105,000	17,642	23,523	26,463	29,404	32,344	35,285	38,225	41,165	44,106	47,046	49,986	52,927	55,867	58,808
107,500	18,062	24,083	27,093	30,104	33,114	36,125	39,135	42,145	45,156	48,166	51,177	54,187	57,197	60,208
110,000	18,482	24,643	27,724	30,804	33,884	36,965	40,045	43,126	46,206	49,286	52,367	55,447	58,528	61,608
112,500	18,902	25,203	28,354	31,504	34,654	37,805	40,955	44,106	47,256	50,406	53,557	56,707	59,858	63,008
115,000	19,322	25,763	28,984	32,204	35,425	38,645	41,865	45,086	48,306	51,527	54,747	57,967	61,188	64,408
117,500	19,743	26,323	29,614	32,904	36,195	39,485	42,775	46,066	49,356	52,647	55,937	59,228	62,518	65,808
120,000	20,163	26,883	30,244	33,604	36,965	40,325	43,686	47,046	50,406	53,767	57,127	60,488	63,848	67,209
122,500	20,583	27,444	30,874	34,304	37,735	41,165	44,596	48,026	51,457	54,887	58,317	61,748	65,178	68,609
125,000	21,003	28,004	31,504	35,004	38,505	42,005	45,506	49,006	52,507	56,007	59,508	63,008	66,509	70,009
127,500	21,423	28,564	32,134	35,705	39,275	42,846	46,416	49,986	53,557	57,127	60,698	64,268	67,839	71,409
130,000	21,843	29,124	32,764	36,405	40,045	43,686	47,326	50,967	54,607	58,247	61,888	65,528	69,169	72,809

CONSERVATION PLAN GOALS, OBJECTIVES, and POLICIES

The following goals and objectives address planning measures related to the development and utilization and protection of Pahrump Valley's natural resources.

Goal 1: Preserve and properly manage where possible, enhance the quality of the natural resources of the Pahrump Valley for existing and future generations.

Objective A: Continue to ~~D~~develop land use regulations that are capable of providing responsible growth without long-term degradation to the natural resources of the Pahrump Valley.

Goal 2: Continue to ~~manage~~ monitor air quality at construction sites for the protection of the health of the community and environment.

Objective A: Work collaboratively with NDEP, EPA, Nye ~~County~~County, and the Town of Pahrump to carry on the improvements that have been made since implementation of the Air Quality program.

Objective B: Curtail the generation of fugitive dust from all potential sources.

Policy 1: Reduce the amount of airborne particulate matter caused by land disturbances and construction through continued implementation of the Air Quality program.

Policy 2: Develop educational outreach programs related to promoting improved air quality and reducing the causes of air-quality health-related issues.

Objective C: Continue to follow Nye County Code Title 15.28: Dust Control Regulations within the PRPD.

Policy 1: Appoint a Hearing Officer to assist in enforcing dust control regulations.

Policy 2: Issue Notices of Alleged Violation and implement fines to those persons that are alleged to have committed a violation of the dust control regulations.

Goal 3: Review Nye County Code and implement, improvements where needed to the Air Quality program.

Objective A: Continue to implement the codes and ordinances that have helped to achieve air quality that is better than the primary "attainment" standard.

Policy 1: Require Street improvements at the time of development for the long-term maintenance of improved air quality.

Policy 2: Consider implementing additional low-cost alternatives to asphalt paving in certain circumstances as long as air quality is not degraded and street standards are not compromised.

Goal 4: Encourage and support development of site and technology-appropriate renewable energy projects.

Objective A: Provide opportunities for the development of renewable energy projects and other similar and supportive industries.

Policy 1: Ensure that renewable energy projects and related facilities are viable, adequately maintained, are compatible with surrounding land uses and that site rehabilitation will be completed upon termination of the project.

Policy 2: Ensure that best practices for limiting water consumption in construction and operation phases.

Goal 5: Promote public health, safety, and general welfare by minimizing losses due to floods.

Objective A: Ensure that potential property buyers are notified that property is in an area of special flood hazard. Educate potential property buyers of the FEMA flood hazard designations that may impact properties.

Policy 1: The Storm Water Drainage and Flood Control District Service Plan of the Adequate Public Facilities Plan shall be the guiding document for the review of land development and flood and drainage issues for Pahrump Valley.

Objective B: Develop a public awareness program to inform those who occupy the areas of special flood hazard of the County's Flood Damage Prevention Ordinances.

Policy 1: Properly manage the floodplain to minimize damage due to flooding and protect life and property.

Policy 2: Restrict, prohibit, or mitigate uses that are dangerous to health, safety, and property due to water or erosion hazards, or that result in damaging increases in erosion, flood heights or storm water velocities.

Policy 3: Require that uses vulnerable to floods be protected against flood damage at the time of initial construction.

Policy 4: Control the alteration (grading, dredging, and other development that may increase flood damage) of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters.

Policy 5: Continue to minimize the need for rescue and relief efforts associated with flooding.

Policy 6: Prevent the construction of flood barriers that will unnaturally divert flood hazards into other areas.

Goal 6: Approach storm water management from a multi-use/multi-disciplinary aspect for the overall benefit of the community.

Objective A: Collaboratively develop solutions to various storm water management problems that achieve cost-effective reductions in flood damages.

Policy 1: Balance the need to safely and cost effectively move storm water with the environmental and aesthetic needs of the community.

Objective B: Proactively manage the flow paths, drainage channels and arroyos as natural open space amenities throughout the community.

Policy 1: The County should proactively acquire areas within and adjacent to significant drainage channels.

Policy 2: Preserve the native plants within and along such flow paths to improve water quality and minimize erosion of the channels

Goal 7: Where appropriate, encourage development to consider Low Impact Development (LID) standards to minimize impervious areas, runoff, and pollution by incorporating best management practices.

Objective A: Incorporate LID technologies and practices into the development codes.

Policy 1: The County shall adopt land development regulations that consider the impact of land use on water quality and quantity.

Policy 2: Allow the use of pervious materials on driveways, parking lots and sidewalks as long as air quality standards are not compromised.

Policy 3: Revise codes to provide reductions in the number of required parking spaces if additional landscaped buffers and parking lot landscaping are provided.

Goal 8: Develop water conservation goals for all of Nye County that is covered by Hydrographic Basin 162 in accordance with the adopted Ground Water Management Plan Advisory Committee.

Objective A: Implement water conservation strategies consistent with the adopted Ground Water Management Plan this is currently being developed to optimize use of the present water supply.

Objective B: Establish and promote conservation programs through education, incentives, and best management practices.

Policy 1: Create a community focused on water conservation.

Policy 2: Promote public education programs that promote water conservation.

Objective C: Promote opportunities to recover and utilize wastewater for beneficial purposes.

Policy 1: Encourage the use of reclaimed wastewater for non-potable uses, as well as dual plumbing that allows gray water from showers, sinks and washers to be reused for landscape irrigation.

Objective D: Adopt water conservation policies and programs that reduce current and future water demands.

Policy 1: Implement regulations that require reducing water use through increased efficiency especially with respect to landscape irrigation.

Policy 2: Establish and enforce restrictions on residential uses of high water-use turf, promote plant materials appropriate for our specific arid desert climate, including native drought tolerant/resistant varieties of plants.

Policy 3: Implement LID principles and practices to enhance available water for landscape purposes.

Policy 4: Work cooperatively with the Town of Pahrump, striving to convert park areas to water efficient landscape design standards.

Policy 5: Implement civil penalties for wasting water.

Objective E: Integrate sound land use planning principles with water management planning.

Policy 1: When a building permit is issued, the county shall provide water-wise home and landscape design educational information, regarding indoor and outdoor water use best management practices.

Policy 2: Restructure impact fees to encourage the construction of water-wise buildings and low water use fixtures.

Objective F: Develop and implement a Community Drought Management Plan.

Policy 1: Develop a public awareness program to alert residents of drought conditions and its potential impact on our community.

Policy 2: Examine the need to develop policies to manage water demand during drought-related shortages.

Objective G: Investigate the use of Managed Aquifer Recharge (MAR) techniques to redistribute basin groundwater to stressed areas of the valley.

Goal 9: Implement the policies outlined within the Ground Water Management Plan to protect the quality and quantity of Pahrump Basin groundwater.

Objective A: Utilize the best available information in coordination with federal, state and local agencies to define a Pahrump Valley water budget that protects the quality and quantity of groundwater resources and prevents excessive groundwater withdrawal.

Policy 1: Evaluate groundwater conservation measures and policies for regulation of water usage, reduction of land use densities, and possible water use restrictions.

Policy 2: Consider the Community Source Water Protection Plan for Public Water Systems in Nye County, Nevada, to manage the potential sources of ground water contamination within the community.

Policy 3: Working with the Nye County Water District, develop an aquifer recharge overlay classification which set standards to protect the function of the aquifer recharge areas.

Policy 4: Develop mechanisms to achieve the greatest public benefit for domestic water use, business and industry, economic development, sanitation, and fire protection in an equitable manner.

Policy 5: Support Nye County Water District efforts to better characterize both water supply and water use in Pahrump Water Basin (#162), by establishing land use regulations that support the scientific evidence.

Policy 6: Evaluate the availability of water for importation from other basins where water is currently under-utilized.

Objective B: Review and improve all design codes, construction processes, and inspection procedures to ensure that ISDS do not become a groundwater contamination risk.

Objective C: Generate an ISDS Maintenance Ordinance that requires regular inspection and repair of existing septic systems to keep them in proper working order.

Objective D: Prepare a "Groundwater Contamination Response Plan" to educate the community as to what measures will be forced by the State Health Department when a neighborhood becomes contaminated.

Policy 1: Develop and provide educational information on the proper use and maintenance of septic systems.

Goal 10: Manage water resources in a manner that relies on sound science.

Objective A: Participate in ongoing efforts to develop accurate assessments of water supply and demand in the Pahrump Valley.

Policy 1: Recommend updates to building and zoning standards related to water use and conservation based on input and findings from other County affiliated water management organizations.

Goal 11: Working with Nye County Board of County Commissioners and other County affiliated water management organizations, develop and implement progressive and comprehensive water conservation programs.

Objective A: Establish and adjust goals over time to achieve higher levels of conservation.

Policy 1: Develop a measured approach to achieve incremental reductions in the gallons per capita per day (gpcd) over a number of years to achieve an overall goal of 198 gpcd.

Policy 2: Develop incentives and other flexible tools that inspire the community to participate in conservation efforts.

Goal 12: Provide water master planning to ensure potable water supplies/facilities are provided to all residential and non-residential structures in the community.

Objective A: Identify appropriate sites for future water waste/water treatment facilities.

Objective B: Continue to examine the possibility of purchasing one, some or all of the private water waste/water systems in the Pahrump Valley.

Policy 1: The Pahrump Regional Planning Commission shall strive to coordinate planning efforts with public utility providers to identify priority areas in Pahrump for facility expansions and upgrades.

Policy 2: The Pahrump Regional Planning Commission shall strive to coordinate the development process with public utility providers to ensure that distribution facilities are adequately sized to accommodate future development.

Policy 3: The Pahrump Regional Planning Commission will cooperate with the State and the public utility providers in advancing water conservation efforts.

Policy 4: Encourage new master planned subdivisions and commercial developments to connect to a public water system.

Goal 13: Protect groundwater and environmental quality.

Objective A: Determine and prioritize where sanitary sewer services should be extended to accommodate existing and proposed developments.

Objective B: Where a public utility system is not available, explore alternatives that can provide cost effective service.

Objective C: Examine reclaiming treatment plant effluent for beneficial re-use.

Objective D: Reduce the impact that individual septic disposal systems can have on ground water quality through public educational programs.

Objective E: Utilize a variety of policies to ensure that adequate sewage collection and treatment facilities are provided to all residential and non-residential structures in the community.

Objective F: Implement strategies to address problems with On-Site Sewage Disposal Systems (OSDS) in areas of hydro-collapsible, expansive soils or in areas of high nitrates.

Policy 1: When feasible, effluent shall be used for irrigation of parks, open space, golf courses, and landscaping.

Goal 14: Continue to monitor trends, pursue solutions and update the reference documents listed in this chapter every five (5) years.

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[i] President Ronald Regan, Remarks on signing annual report of Council on Environmental Quality, July 11, 1984.
[ii] https://ndep.nv.gov/air/air-quality-monitoring/pahrump-monitoring
[iii] Nevada Air Quality Trend Report 2000-2012.
[iv] Pahrump Valley Clean Air Action Plan Memorandum of Understanding.
[v] Nevada Air Quality Trend Report 2000-2012.
[vi] "Pahrump Valley, Nevada PM10 Ten Years of Success" – June 2015; Nevada Division of Environmental Protection.
[vii] Pahrump Regional Flood Control Master Plan Final Report, July 18, 2008.
[viii] Final Report, Pahrump Regional Flood Control Master Plan, July 18, 2006. Page 1-1.
[ix] ~~http://www.r9map.org~~
[x] ~~http://www.floodsmart.gov~~
[xi] ~~http://www.fema.gov~~
[xii] ~~http://nye-renewables.com~~
[xiii] http://www.wbdg.org/resources - Achieving Sustainable Site Design through Low Impact Development Practices by Anne Guillette, LEED Professional.
[xiv] Attributed to Will Rogers.
[xv] Nye County Water District Water Supply Appraisal Investigation Report, Glorieta Geoscience, Inc. page 1.
[xvi] Pahrump Growth Management Options Study, Draft Report, August 1990, page 27
[xvii] Order 1293, Jason King, P.E., State Engineer, December 19, 2017.
[xviii] http://nyecountywaterdistrict.net/water_law
[xix] From State of Nevada Division of Water Resources Office of the State Engineer's presentation to the Nye County Water District Governing Board, October 29th, 2012
[xx] Maimone, M. (2004). Defining and managing sustainable yield. *Ground Water,* Vol. 42, No.6, November-December, 809-814.

[xxi] Hyrdologic, Hydrostatigraphic and Climate Assessment of the Pahrump Groundwater Basin, dated December 2015, by Joe Leising

[xxii] Revised Modeling Assessment of Pahrump Valley -Interim Report, Dated 2016, by Rybarski,et al.

~~[xxiii] Attributed to Oscar Wichman . . . .~~
[xxiv] Pahrump Groundwater Plan Evaluation in Regards to Identifying Projects for Preliminary Engineering Reports, Shaw Engineering and Interflow Hydrology, June 2 2017
[xxv] Slide #7 of State Hydrologist presentation to the NCWD, July 11, 2016

[xxvii] Slide #7 of State Hydrologist presentation to the NCWD, July 11, 2016

[xxix] Nye County Water District Water Supply Appraisal Investigation Report, Glorieta Geoscience, Inc. page 13.
[xxx] A Public Water System is defined by NRS 445A.235 any system, regardless of ownership, that provides the public with water for human consumption through pipes or other constructed conveyances, if the system has 15 or more service connections or regularly serves 25 or more persons . .

[xxxi] Urban Sprawl: Impacts on Urban Water Use, Chapter 4, Western Resources Advocates
~~[xxxii] Nye County Water District Water Supply Appraisal Investigation Report, Glorieta Geoscience, Inc. page 14.~~
~~[xxxiii] From blog post on Rural Preservation by Hazel Borys, January 10, 2013.~~

[xxxv] Order 1293A, Jason King, P.E., State Engineer, July 12, 2018.

CHAPTER SEVEN
RECREATION PLAN

INTRODUCTION

"You can learn more about a man in one hour of play than in a lifetime of conversation".[1]

"Recreations' purpose is not to kill time, but to make life, not to keep a person occupied, but to keep them refreshed; not to offer an escape from life, but to provide a discovery of life." – Author Unknown

NEVADA REVISED STATUTES (NRS 278.160): Subject ~~Matter~~matter of the Master Plan ~~Provides~~provides the purpose of the Recreation Plan as,

> *Recreation Plan: Showing a comprehensive system of recreation areas, including without limitation, natural reservations, parks, parkways, trails, reserved riverbank strips, beaches, playgrounds, and other recreation areas, including when practicable, the locations and proposed development thereof." Parks and open space resources within our community ~~include:~~include recreational, scenic, cultural, and historic aspects.*

Nye County facilitates recreational opportunities within the PRPD by coordinating with the Town of Pahrump in the provision of recreational opportunities. The County has provided picnic tables, benches, pet waste-stations, ~~a performance stage~~ and other up-grades to the landscaping and water system for the ponds located at the Calvada Eye. The Public Works Department is~~has~~ actively developing~~ed~~ bicycle lanes and walking paths along several major routes within the community when street improvements are made. Read more about efforts to develop bicycle facilities in Chapter Five the Transportation/Streets & Highways Plan. The Town of Pahrump continues to invest and improve the park facilities for the enjoyment of community residents and visitors.

The primary focus of this chapter is to articulate priorities to guide county strategies in the provision of recreational opportunities in the PRPD, ensuring that county resources are aligned with community priorities. The ~~2012~~ 2023-2028 Nye County Comprehensive Economic Development Strategy (CEDS) document identified, ~~"youth activities outside of school including recreational sports . . . are limited".~~ ". ~~Tto address this and improve park facilities, the Town of Pahrump is investing a substantial amount of resources toward park improvements. NRS 244.300 provides that the Board of County Commissioners, ". . . may operate, manage, improve and maintain all public parks, golf courses and other public recreational and cultural centers and areas", as long as title to which is held by the county~~ "…a variety of public facility improvements including needed community center facilities, improved recreation and athletic facilities, and anew trailheads to support expanding outdoor recreation and tourism activities. .[1]

At the present time the Town of Pahrump owns and maintains the majority of the public parks and recreational facilities within the PRPD. The Community ~~Assessment~~ Survey of 20~~11~~20 identified that area residents highly valued the quality of life in the community, which was closely tied, "to the rural setting, the availability of land, the outdoor recreational opportunities, the beautiful scenery, the ability to see the stars at night, and the town parks. In that Community Assessment, area residents also identified the need for an indoor- multi-use facility. Funding for park and recreational facilities comes from a ½ of 1% room tax and in the past as PETT Funds were available, the County provided the Town up to $300,000 (three hundred) thousand toward Parks and Recreation purposes. The county has actively sought and has been awarded a number of grants to provide recreational opportunities. Some of these grant dollars awarded have been used to provide amenities at the Calvada Eye property, Kellog Park, Ian Duetch Park, Simkins Park, Blosser Park, and Petrack Park.

As stated in the Transportation Chapter goals, policies and objectives have been established to create an inter-connected network of facilities in order to provide for safe movement throughout the community for bicyclists and pedestrians. It is our goal to encourage development of a safe and proper system of shared use routes and trails throughout the community for bicyclist, pedestrians, and equestrians.

PARK STANDARDS THEN AND NOW

[1] https://nyecountynv.gov/DocumentCenter/View/42568/Item32

In 1914 Charles Downing Lay, a Landscape Architect, developed a method to estimate the park needs of a community and arrived at roughly one acre per 100 population.[ii]. In this scenario the Pahrump Regional Planning District would require approximately 385 acres of developed park and recreation facilities. The type of recreational facilities to be provided depends on community needs, cultural background, age and socio-economic status of the population~~. Current standards can range from "four acres per 1,000 population to 10 acres per 1,000 as suggested by the National Recreation Association."~~According to the National Parks and Recreation Association, "the typical park and recreation agency has one park for every 2,232 residents" During the Covid-19 pandemic in October 2020, parks were used to support food delivery to vulnerable youth, older adults and families. They served as vaccination and testing centers, and they served as emergency shelters.[iii]

COMMUNITY RECREATION INVENTORY

The community may want to consider including endangered species habitats, vacant lots, scenic view sheds, arroyos, floodplains, R.S. 2477 roads, and bike lanes on highways in addition to the developed properties listed below as part of its parks and/or recreation inventory.

- Petrack Park – The park is named for a Pahrump family that lost sons in a vehicle fire in the early 1970's in Utah. The boys were involved in summer youth sports programs and could be seen at the park just about every day. After the incident, the community decided to name the park in their honor. The park is ~~N~~nearly 35-acres in size with 21- acres developed. This park includes lighted outdoor ball fields, picnic tables, BBQ pits, multi-purpose field, tennis courts, basketball, horseshoe pits, playground equipment, permanent concession stand/public restrooms, an Olympic size swimming pool, and a three-room community center with kitchen facilities for event rentals. Park development occurred about 25 years ago and the Town has planned for estimated $650,000 worth of park renovations to include: field lighting improvements, resurfacing basketball court, installation of shade covers, and remodeling of the restrooms. Petrack Park is a place where the community has me~~ets~~ for many annual events throughout the years.

- Simkins Park ~~–~~ It is an 8.7-acre park that has recently undergone major improvements that include: parking, installation of shade structures over the playground, an octagonal pavilion, picnic tables, softball field, renovated landscaping and sidewalk. Two basketball courts will be added to the available amenities at Simpkins Park. The park was named for the Simkins family that raised cotton in the valley.

- Ian Deutch Memorial Park (formerly known as Honeysuckle)~~–~~ The park was named in honor of Nye County Sheriff Deputy Ian Deutch who was killed in the line of duty in 2010. It is an approximate 20-acre park that is the main park for little league and soccer teams with four lighted playing fields, tee-ball fields, bocce ball and a skate park. Planned improvements to make the skate park more user friendly include added lighting and shade covers totaling over $1,075,000. Work began on the skate park improvements in early 2023. This park also provides a concession stand, picnic tables, restrooms, water fountains, BBQ pits, a gazebo, and a large pavilion for special events.
- ~~McCulloch~~ McCullough Rodeo Arena ~~–~~ The arena is named for Shauna McCullough, a member of the Pahrump Valley High School Rodeo Club, who was perished in a vehicle accident with her mother, here in Pahrump in the early 1970's. The arena ~~which contain~~ has served as ~~s~~ the town's rodeo grounds, ~~arena,~~ complete with corrals, portable corrals, ~~-~~and stadium seating. It is used regularly for Rodeo Club practice, gymkanas, barrel races and monster trucks. The Town ~~has~~ host~~ed~~s an annual Pahrump rodeo in conjunction with the Fall Festival.

- Blosser Park – It is the namesake of Blosser family that raised cotton in the valley. It is located at 2300 N. David St. and is a 5-acre park with turf area and a backstop for softball practice[iv]. There are no restrooms or water fountains at this quiet, neighborhood park, however it does have picnic tables and it is dog friendly.

- Kellogg Park – ~~I~~The park, located at 3650 E. Kellogg Road, is currently undergoing development. This park located on the south side of the community, will provide much needed recreational opportunities for area of the community. Improvements include installing water lines, restrooms, playground and shade cover, dog-park facilities, sidewalks, parking lot and a turf area. Estimated cost of improvements is about $870,000. Kellogg Park was named for Lois Kellogg, a Nye York debutante, that grew barley and had started the Kellogg Ranch.

The Calvada Eye – Aka: The Duck Ponds, Aka: "The Eye" is a site that is owned and managed by Nye County. The Calvada Eye is being redeveloped into an office complex in a park-like-setting. Originally, the Eye was developed by the Preferred Equities Corporation in the late 70's to help promote sales of their subdivisions. As such, many of the trees at the Eye are close to 40 years old and offer plenty of shade for dog-walkers and picnickers alike. ~~The Cooperative Extension is considering holding a weekly Farmer's Market under the trees~~ The area is used each Fourth of July for a parade and pancake breakfast and the Eye is home to the springtime Bluegrass Festival. This facility is centrally located in the community with easy access and plenty of parking.

In addition to the parks listed above, the Nye County School District (NCSD) maintains sports fields and playgrounds in conjunction with each of the schools in the community. Map Figure 7.1 shows the locations of the park facilities throughout the community.

CULTURAL RECREATIONAL OPPORTUNITIES

Pahrump Community Library: 1955 was the Town's first informal library, it served twenty-seven families. In 1974, Mrs. Joan Lewis became the first Librarian. She would travel to the elementary school and read to the children. During that year, Pahrump was as test model for the Clark County mobile library service. In the summer months, the Summer Reading Program was held under the trees at Petrack Park. Doris Shirky was a proponent of the library and lobbied the County Commissioners for the building that was the old jail. The building is now referred to as "The Annex". In 1978, the old jail was converted into the library. The library moved to the Calvada Eye in 1993 until the facility had outgrown the 5,000 square-foot building. After a bond issue passed in 1998, the new Library began construction. The new facility opened in 2001 and is located at 701 East Street. The staff~~,~~ maintains all printed, audio and E-book collections. ~~There are about 25,700 registered borrowers and the annual library visits tally nearly 135,000. The library receives $343,333 from local government and $105,554 from the state.~~[v]

Pahrump Valley Museum: Located at 410 E. Basin Avenue and features a historical collection of the early years of Pahrump that were donated by long time families of the Pahrump Valley. The exhibits include farming and mining equipment, early settlers, historic and political information as well as a southwestern garden. Harry "Buttons" Ford gave the parcel of land on Basin Avenue for the museum, along with farm machinery and well drilling equipment that belonged to Stanley Ford, his father. The gift shop contains Nye County History books, post cards, free publications and much more.[vi]
~~High Desert International Film Festival: the annual film festival debuts films from across the world.~~

PRIVATE RECREATION OPPORTUNITIES

An abundance of private recreational opportunities~~y~~ exist~~s~~ in the community. Such facilities are built and maintained at no expense to taxpayers, yet contribute significantly to community livability, social wellbeing as well as recreational opportunities. There are several private gyms and swimming pools, three local wineries, and RV parks~~-~~with outdoor amphitheaters that have~~-~~ events throughout the year~~host music, dancing, and other events periodically throughout the year~~. Pahrump has 3 golf courses, ~~a number of~~several casinos, two bowling alleys, Spring Mountain Motor Resort & Country Club that is home to the Ron Fellows Performance Driving School, the Radical Racing School and the longest road course in North American, ~~a motorsports park and performance driving school~~, the Pahrump Valley Speedway - a ¼-mile dirt track, and a few indoor and outdoor firearms training facilities.

REGIONAL RECREATIONAL OPPORTUNITIES

Day Trips: Death Valley National Monument is located approximately 50 miles to the northwest; the Ash Meadows Wildlife Refuge, that includes as state-of-the-art visitor center and wildlife viewing areas, is located approximately 20 miles to the west; and the Spring Mountains National Recreation area (SMNRA) is located adjacent to the district to the east and offers many opportunities such ~~as;~~as campgrounds, 4X4 trails, 2-wheel drive, mountain biking, rock climbing, horseback, and hiking trails. Mt. Charleston offers skiing in Lee Canyon, along with historical sites and seasonal hunting.

The Red Rock National Recreational Area; China Ranch; the historic Amargosa Opera House, Rhyolite, Goldwell Outdoor Air Museum and Tecopa Hot Springs, Big Dunes and Dumont Dunes are located within and easy day-drive of Pahrump.

FUTURE RECREATIONAL OPPORTUNITIES

Public comment from the ~~2003~~ 2014 Master Plan Update as well as the ~~2011~~ 2020 Community ~~assessment~~ Survey indicated a lack of organized recreational activities for community youth. There are opportunities to co-locate public facilities such as ball fields and water retention-facilities or school properties and park sites. The town of Pahrump owns ~~a number of~~several undeveloped parcels that have potential use as future recreational opportunities, maintained as natural open space or offered for sale to fund improvements to existing facilities.

The Fairgrounds – A 427-acre site located near Dandelion Street and Hwy 160. Funding is being secured and this park is currently under the first stages of development. Proposed facilities include ball fields, exhibit halls and rodeo arena[vii].

Last Chance Park – Located at the base of Shadow Mountain of the Last Chance Range in the northwest portion of Pahrump, this park currently is BLM managed land and is planned as a natural park area and will provide opportunities for rock climbing, hiking, mountain biking and equestrian trails.

OHV Trail System and Community Routes: ~~Economic studies from Arizona indicate that in 2002 OHV economic contributions to the state was $4.25 billion, generating 36,951 jobs resulting in $1.1 billion in household income and $187 million in state tax revenues. In Colorado from 2007 to 2008 OHV economic impact was over a billion dollars and created 12,048 jobs.~~ The newly formed Nevada Commission on OHV's (NCOHV) is working to develop OHV opportunities in Nevada for residents as well as visitors. NRS 490 has been revised to allow a local community to "designate routes" for OHV use. Designation of such routes on the improved portion of the roadway would allow OHV rider to access the necessary services and points of interest, without riding in the unimproved portion of the ROW which can exacerbate the PM-10 air quality issues. Goals and objectives have been developed to support and encourage the designation of specific OHV routes throughout the community and for the development of a motorized trail recreation plan that includes trails on public lands. The Nevada Division of Outdoor Recreation applied for a grant in 2021 "that will use OHV Program grant funds to commission a full-scale, third-party analysis of the economic impacts of outdoor recreation in Nevada and conduct an asset mapping inventory of outdoor recreation infrastructure/sites statewide to determine as comprehensively as possible the economic value added by outdoor recreation to the Nevada economy, including the economic impacts of the OHV/OSV/Off-Road industry clusters in the overall Nevada outdoor economy." According to the information provided in their application, "outdoor recreation generated some $788 billion in economic output, comprised 2.1 percent of the United States Gross Domestic Product, and supported 5.2 million jobs."[2] In 2020, the Nye County received a grant of $150,000 for the construction of trails and facilities for the Nye County OHV Park. The new park is 40 acres located within the Pahrump Fairgrounds property and is currently under development.

Bicycle & Pedestrian Facilities: A comprehensive, affordable approach to providing both bicycle and pedestrian facilities is encouraged. The RPC in conjunction with the BOCC, Nye County Public Works Department and the Planning Department ~~should~~ will continue to work together "maximize the usefulness of existing infrastructure by improving the safety of shared roadway space. The Regional Planning Commission may decide to develop a separate bicycle and pedestrian plan. Having a plan in place facilitates applications for grants and other potential funding sources".[viii]

Equestrian Trail System: Many (not all) properties within the PRPD are appropriate for raising of livestock, that is, they are one-acre in size or more, appropriately zoned and are free of deed restrictions or CC&R's that would prohibit livestock. A community opinion that is strongly held by residents of the PRPD is that this is a rural to semi-rural community and that keeping of horses and livestock is an important part of the community character. Motivated by the loss of "horse properties" in neighboring Clark County, Pahrump is poised to capitalize on this special market component, with the valley's wide-open spaces, multiple "horse-friendly" properties and access to vast acreages of BLM multiple use lands. The American Horse Council Foundation's 2017 National Economic Impact Study, reported the ~~N~~national statistics indicate that the horse industry provides approximately $~~39~~ 50 billion in direct economic impacts – with indirect spending jumping to a staggering $~~102~~ 122 billion dollars contributed to the American economy. There is a total employment impact of 1.7 million jobs within the industry.[ix] Approximately ~~34~~28% of horse owners have a household income of greater than $~~50,000~~100,000, and over ~~70~~26% of horses ~~owners~~ live in communities of 50,000 persons or ~~less~~more. Almost half of horse owners are middle class, with incomes between $25,000 - $75,000.[x] Contained within this chapter are goals and policies that encourage and promote both horse and rider along with the development of equestrian facilities

[2] https://ohv.nv.gov/assets/etc/pdfs/Economic_Impact_Analysis_of_Outdoor_Recreation.pdf

and trails. Read more about the community efforts to develop equestrian trails in Chapter 5 Transportation/Streets & Highways Plan.

RECREATION GOALS, OBJECTIVES AND POLICIES

The following Goals, Objectives, and Policies are proposed to implement the purposes of this chapter.

Goal 1: Provide variety of active and passive recreational facilities necessary to meet the current and future needs of the residents and visitors.

Objective A: Provide quality parks and recreational facilities that include design requirements to ensure efficient long-term maintenance.

Policy 1: Continue to work with the Town to upgrade existing park and recreational facilities for the safety and convenience of the age groups that use them.

Objective B: Continue to require new residential development to provide parks and recreational facilities as an integral part of the development.

Policy 1: Evaluate appropriate requirements for the location and size criteria for the siting of park and recreational spaces to ensure that park sites have access, are appropriate in size and are safe.

Policy 2: Open space recreational lands shall be configured so as to be useable, offering the highest degree of visibility and accessibility.

Objective C: Leverage partnerships, including foundations and nonprofits, to develop a multi-use recreational facility with indoor courts, and amenities for people of all ages.

Policy 1: Encourage the contribution of private investments for public recreation use.

Objective D: Consider developing a separate master plan for bicyclist, equestrians, and pedestrians.

Policy 1: In order to help facilitate grant applications and other potential funding sources, the Nye County Planning Department should develop a coordinated long-term guide for future planning, design, and implementation of a community-wide system of shared-use routes, trails, and lanes.

Objective E: Continue to work in conjunction with the Finance Department to search for and secure grant funding or other funding to support this type of development.

Goal 2: Continue to ~~W~~work with the Town, Nye County School District (NCSD), BLM and other public and private entities, to provide recreational opportunities.

Objective A: Pursue and preserve additional park and open space sites for community recreational facilities.

Policy 1: Provide incentives for development of regional, local and neighborhood parks and usable open spaces in all developments.

Objective B: Locate parks and recreational facilities along with schools, commercial, residential, or other compatible development to fulfill future recreational needs of the community.

Policy 1: Co-locate public facilities where practical to enhance recreational opportunities and public services while reducing development and operating costs.

Policy 2: Sites that serve multiple purposes, such as parks and stormwater detention areas shall be managed to maximize the public benefit.

Policy 3: In the event of a school closure, work with the NCSD to assure the public investment and assets such as; playground equipment and landscaping are properly maintained to provide continued recreational opportunities for the community.

Objective C: Encourage NDOT to invest in appropriate infrastructure in the PRPD for *bicycle lanes, routes, facilities, signs, and turnouts in designing roadways.*

Goal 3: Develop cost-effective methods of acquiring, developing, operating, and maintaining natural areas and open spaces.

Objective A: Develop an interconnected system of trails using natural drainage ways.

Policy 1: Preserve and/or acquire flood channels for passive and active outdoor recreational, allowing stormwater and flood management to co-exist where appropriate.

Policy 2: Where possible, significant stands of native vegetation and shrubs should be incorporated into the location and design of the trail system.

Objective B: Nye County will continue to acquire parcels that are zoned Open Space and Master Planned as Open Space/parks from the Nye County Treasurer Trust list, when deemed appropriate, for the intent of adding more parks to the community.

Goal 4: Maximize existing assets by developing park facilities in-line with existing trends and popularity.

Objective A: Determine, through public workshops, surveys and other means, the recreational needs of the various community groups.

Policy 1: Investigate all sources of funding for the development of additional recreational amenities for the community.

Goal 5: Provide bicycle, equestrian and OHV routes throughout the community.

Objective A: Develop legal trails, corridors, easements or routes for equestrian, bicycle and OHV uses within the community that access services and facilities as well as public lands.

Objective B: Continue to expand bicycle routes and lanes throughout the community.

Objective C: Create a system of designated trails and routes throughout the community that will provide opportunity for recreation as well as alternative modes of transportation e.g., cycling, walking, jogging, and OHV use.

Objective D: Recognize the social and economic benefits of developing an interconnected trail system throughout the community.

Policy 1: Connect major destinations and community services through a variety of routes and trails.

Policy 2: Consider bicycle, pedestrian and equestrian facilities when designing roadways.

Objective E: Encourage NDOT to invest in appropriate infrastructure in the PRPD for *bicycle lanes, routes, facilities, signs, and turnouts when designing improvements to existing roadways.*

Goal 6: Continue to ~~W~~work collaboratively with the land management agencies to maximize the responsible use of public lands for recreational opportunities.

Objective A: Promote coordination and cooperation between public agencies, private organizations, and all trail users.

Policy 1: Continue to ~~W~~work with the BLM to ensure adequate lands are set aside for trail and trailhead development on public lands for the future recreation needs of the community.

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[i] Attributed to Plato
[ii] www.planning.org
[iii] ~~Ibid~~ https://www.nrpa.org/our-work/building-a-movement/parks-and-recreation-is-essential/

[iv] http:// www.pahrumpnv.org
[v] ~~http://library.findthedata.org, last edited Sept. 12, 2013, by FindTheData~~ https://www.pahrumplibrary.org/about-us/pahrump-community-library-history
[vi] http://pahrumpvalleymuseum.org/history.html
[vii] http:// www.pahrumpnv.org
[viii] Susan Anderson Pins of/Terri Musser, APA Planning Advisory Service Report Number 459.
[ix] ~~http://www.horseproperties.net/horse-statistics.php~~ https://horsecouncil.org/resources/economics/
[x] ~~http://www.horsecouncil.org/national-economic-impact-us-horse-industry~~ https://www.horseproperties.net/horse-statistics

PAHRUMP REGIONAL PLANNING COMMISSION RESOLUTION NO. 2023-14

A RESOLUTION ADOPTING AND CERTIFYING THE 2023 UPDATE OF THE PAHRUMP REGIONAL PLANNING DISTRICT MASTER PLAN

WHEREAS, the Pahrump Regional Planning Commission and the Nye County Board of County Commissioners (BOARD) initiated an update of the 2014 Master Plan document pursuant to Nye County Resolution 2014-08; and

WHEREAS, the Pahrump Regional Planning Commission in accordance with Nevada Revised Statutes (NRS) 278.150 to 278.210, inclusive, and with the assistance of the residents of the Pahrump Regional Planning District, the Nye County Planning Department, the Natural Resources and Federal Lands Office, the Nye County Public Works Department, and with much public input have worked toward updating the 2023 Pahrump Regional Master Plan Update; and

WHEREAS, the Pahrump Regional Planning Commission, after holding a Public Hearing on May 10th, 2023, pursuant to NRS 278.210 and after hearing public comment on the document, the Pahrump Regional Planning Commission elected to adopt, via Resolution 2023-14, the:

2023 Update of the Pahrump Regional Planning District Master Plan dated May 10th, 2023; and

WHEREAS, the vote upon the adoption of the 2023 Update of the Pahrump Regional Planning District Master Plan was carried by the affirmative votes of not less than two thirds of the total membership of the Pahrump Regional Planning Commission as follows:

AYES: Beth Lee, Debra Hayden, Gina Meredith, John Koenig, Pamela Tyler, Robert Blackstock, and Walt Turner

NAYES: None

ABSTAINES: None

ABSENT: None

NOW THEREFORE, BE IT RESOLVED, that the attached copy of the 2023 Update of the Pahrump Regional Planning District Master Plan, which includes the following sections:

Executive Summary, Community Profile, Community Design, Public Buildings, Services and Facilities, Land Use Plan, Conservation Plan, Transportation/Streets and Highways Plan, and Recreation Plan

Along with the map figures, charts, tables, diagrams, and other descriptive matter, is hereby adopted, attested, and certified as the 2023 Update of the Pahrump Regional Planning District Master Plan dated May 10th, 2023, and that each of the attached materials contains the identifying signatures of the Chairperson and Secretary/clerk of the Pahrump Regional Planning Commission. That this 2023 Update of the Pahrump Regional Planning District Master Plan is hereby adopted by the Pahrump Regional Planning Commission and is declared to be established to conserve and promote the public health, safety, and general welfare of the residents of the Pahrump Regional Planning District.

IT IS FURTHER RESOLVED that the Nye County Planning Department present the 2023 Update of the Pahrump Regional Planning District Master Plan to the Nye County Board of County Commissioners for their consideration in accordance with NRS 278.220.

DATED this 10th Day of May 2023.

PAHRUMP REGIONAL PLANNING COMMISSION:

Elizabeth Lee, Chairperson

ATTEST:

Gina Meredith, Secretary/Clerk

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