

**PAHRUMP REGIONAL PLANNING COMMISSION
MINUTES OF THE JUNE 9, 2021 REGULAR MEETING**

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

Members Absent:

Planning Staff: Brett Waggoner
 Celeste Sandoval
 Qiana Medici
 Cheryl Beeman
 Steve Osborne

District Attorney's Staff: Michelle Nelson
 Marla Zlotek

Public Works Staff: Tyler Mulvey

Other Attendees: Commissioner Carbone

Acronyms Used:

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

1. Pledge of Allegiance/Call to Order

Meeting was called to order 6:03 pm.

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

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

3. For possible action - Approval of Minutes:

a. PRPC Meeting – May 12, 2021

Commissioner Lee stated she provided some typographical errors to staff.

Public comment opened and closed with no comments at 6:05 pm.

Motion: approve minutes with changes, **Action:** Approve, **Moved by** Pamela Tyler, **Seconded by** Leah-Ann DeAnda.

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

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

4. **For possible action - Approval of / Modifications to the Agenda:** Approval of the Agenda after Considering Requests to Rearrange, Hold or Remove Items.

None

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

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

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

5. **Correspondence and Announcements**

Commissioner Lee introduced Gina Meredith our new RPC Commissioner and presented a plaque to Tom Duryea for his years on the RPC.

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

a. BOCC Liaison Report
None

b. Director's Report

Mr. Waggoner stated total planning applications received was 190 which was 30 less than the previous month, total applications processed was 161 which was 105 less from previous month. Since July 1st there has been 1977 applications received and 288 new code compliance complaints. Compared to the previous FY at this time there was 1570 applications and 268 code cases.

Building permits there were 30 SFR which was 15 less than the previous month, no MF, 31 MH which was 15 more than the previous month. Total permits all categories was 216 which was 8 more than last month. Total inspections was 501 which was an increase of 11. Since July 1st there have been 439 SF and 311 MH compared to previous FY at this time there was 2 SF and 246 MH.

Code Compliance had 23 new complaints which is 3 less than the previous month and closed 33 which is 3 less than the previous month.

Previously heard items by the RPC: ZC-2020-000054 heard by the RPC on 4/14 and was recommended for approval to the BOCC, they heard it on 5/18 and it was approved.

OpenGov software is getting close and possibly a launch by the 1st week in July.

7. **Ex Parte Communications and Conflict of Interest Disclosure Statements**

Commissioner Turner stated he is recusing himself from item #11 he represents the owner in the real estate transaction.

8. **8 a & b are continued from the May 12, 2021 RPC meeting:**

- a) **For Possible Action – CU-2021-000114:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow a Fireworks Warehouse and Retail Facility on property located at 5621 and 5765 S. Nevada Highway 160. Assessor Parcel Numbers 047-021-05 & -11. D & T Partners, LLC – Property Owner. Civilwise Services, Inc. – Applicant/Agent. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (SO)**
- b) **For Possible Action – WV-2021-000131:** Public Hearing, discussion, and deliberation on a Waiver application to waive the 1,500-foot distance requirement between a Fireworks Warehouse and Retail Facility and residential properties, for property located at 5621 and 5765 S. Nevada Highway 160. Assessor Parcel Numbers 047-021-05 & -11. D & T Partners, LLC – Property Owner. Civilwise Services, Inc. – Applicant/Agent. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (SO)**

Steve Osborne reviewed his staff report and stated these items were continued from the May RPC meeting so the applicant could discuss any concerns with the surrounding property owners.

Dave Richards representing the applicant stated the property owners are here to answer any questions the board may have.

Doug Cianfrocca property owner stated he owns Area 51 fireworks and has an interest in Blackjack Fireworks. They have proposed an attractive fireworks store and warehouse. The buildings are high caliber and fire rated and engineered properly. The 80-acre project over 10 years can bring a great deal of jobs and revenue to the community. They were instrumental in the shooter site and have always been concerned with safety. They will move Blackjack fireworks from where it currently is to the site outside of town. They are trying to keep it at 1500 feet and all but two houses are not within that limit.

Brett Waggoner asked the applicant if the warehouse will eliminate the shipping containers at both the locations at Area 51 and Blackjack fireworks.

Mr. Cianfrocca stated yes.

Mr. Waggoner asked if it will also support both locations.

Tim McKoy stated no, it will only eliminate everything at Blackjack fireworks and cut down 2/3 of the containers at Area 51 fireworks.

Mr. Waggoner asked if the blackjack site will be closed and only operate at the new location.

Mr. McKoy stated yes.

Mr. Waggoner asked for clarification that Area 51 would still be a retail store at its current location.

Mr. McKoy stated that is correct.

Commissioner Curtis asked if they have included islands in the parking area for landscaping.

Commissioner Lee stated that would be reviewed when it goes through site development.

Commissioner Curtis asked for clarification if that can be added as a condition.

Commissioner Lee stated they could be but that is to be addressed by staff.

Commissioner Turner asked what phase in the development would it solve the 2/3 of the containers at Area 51.

Mr. McKoy stated at the 1st phase.

Commissioner Turner asked if the completion of the development would it solve all of the remaining containers.

Mr. McKoy stated no. But it would eliminate all the containers at Blackjack.

Mr. Waggoner asked why they would still need the containers at Area 51? The concern over there has been the residential property around it.

Mr. McKoy stated currently there is no warehouse there at all and they need some type of temporary storage to fill the retail store.

Mr. Waggoner asked if they have any idea how many containers are out there.

Mr. McKoy stated 30, they are only occupied for 4 weeks out of the year and then they would be empty. The warehouse would then be utilized.

Mr. Waggoner stated the warehouse was a CUP condition and that it would be built to alleviate the concern of containers.

Mr. Cianfrocca stated they expect to transition from Area 51 to Blackjack for that to be the largest of the two and Area 51 to reduce in size and transfer all that to a professional warehouse, but they will still need something there since they will be a small store.

Mr. Waggoner asked if they owned the containers, and they would have to stay there whether they are empty or not.

Mr. McKoy stated yes, they own them.

Public comment opened at 6:31 pm

Brent Crowther stated they had a good meeting with the applicants and after some background information they addressed their concerns with the distance to the properties. They came up to about 1200 feet that would be the closest to the houses. An artist rendering is nice, but it is just that until it is built. There should be no problem with them requesting and it being granted a condition that nothing is closer than 1200 feet either now or in the future.

Public comment closed at 6:35 pm.

Commissioner Lee asked the applicant if the store or warehouse will not be 1200 feet to the houses.

Jason Cooper with Civilwise Services stated the nearest home to the warehouse would be 1,150 feet and that was confirmed with a survey and the next closest home would be 1,175 ft.

Commissioner Lee asked if they could verify that there wouldn't be anything closer than 1200 ft.

Commissioner Tyler stated the closest structure to the residences is the warehouse.

Mr. Cooper stated the retail store is further South and is approximately 1200 feet from the residences, the warehouse was the largest concern and is only 1,150 ft.

Commissioner Turner asked for clarification that the public asked for 1,200 ft and the closest is 1,150 feet.

Mr. Cooper stated yes.

Mr. Crowther stated their concern was the warehouse.

Commissioner Turner stated they are asking for 1,200 ft but the building is 1,150 feet. He asked Mr. Crowther if the condition is no closer than 1,150 instead of 1200 if that would be okay?

Mr. Crowther stated yes. The concern is that it will look like what the drawing shows and the safety and if they build according to the artist rendering everyone should be happy.

Commissioner Turner asked what side the loading docks are on.

Mr. Cooper stated the loading docks are on the North side of the building.

Motion: approve CU-2021-000114 subject to the conditions of approval as stated in the staff report.
Action: Approve. **Moved by:** Gina Meredith, **Seconded by:** Pamela Tyler.

Mr. Waggoner stated he would like more discussion. There are billboards located on the properties and the development standards require billboards be removed and he would like that added as a condition.

Commissioner Lee asked the applicants if this is amendable.

Commissioner Tyler and Commissioner Meredith withdrew their motions.

Mr. McKoy asked where this is coming from to remove billboards

Mr. Waggoner stated there is a distance requirement between billboards and it would be in conflict with that.

Mr. McKoy asked for 1 billboard or all of them?

Mr. Waggoner asked how many are on the properties.

Mr. McKoy stated 3 and asked if this is part of the sign ordinance.

Mr. Waggoner stated it is part of the Masterplan.

Mr. McKoy stated this would only affect 1 billboard, but he doesn't know what the separation requirement is.

Ms. Beeman stated it is a policy in the Masterplan and in accordance with NRS we can do it as a condition of approval at a public hearing.

Commissioner Tyler asked if the billboards on the property are owned by them.

Mr. McKoy stated yes and asked if there is a time limit once they get an occupancy before they have to come down.

Mr. Waggoner stated that can be part of the condition.

Mr. Cianfrocca and Mr. McKoy stated they would like to see the Masterplan and look at the distance requirements since this was just brought up to them and how it effects the project.

Commissioner Tyler asked the applicants if they would like us to hold this item for an additional month before they take any action, so you have time to think about that.

Commissioner Turner asked if the billboards came with the land.

Mr. McKoy stated they were already part of the land.

Commissioner Tyler stated for clarification that they would not be able to advertise their business on any of those billboards. It would have to be something else.

Mr. Waggoner asked if they are permittee billboards with NDOT.

Mr. McKoy stated he is sure it is.

Mr. Waggoner stated there is a highway beautification act that was adopted and went into effect and a sunset period that expired in 2017 for any encroachments near the highway. Per NDOT they need to be back 660 ft so there is an issue there and part of our Masterplan and town beautification. As example Silverton Casino was required as part of the conditions to their CUP for the 7 acres a billboard had to come down. As more things develop along there, they would ask for the same condition. Mr. McKoy can propose a time frame to remove the billboard.

Mr. McKoy stated he remembers there was someone else that had a 10-year clock to remove their billboard.

Mr. Cianfrocca stated they are amenable to adhere to the Masterplan any possible way they can, they just weren't aware of it till now.

Mr. McKoy asked if the board would consider a 10 year clock on the removal after the occupancy permit?

Commissioner Turner asked what the completion date is of all phases.

Mr. Cianfrocca stated the retail store would be May of 2022 and the warehouse between July to October. They are hoping for it to all be done in 3 years.

Mr. McKoy stated that is only first phase. All phases to be done 7 to 10 years.

Ms. Beeman stated NCC has minimum separations for multiple different types of signs and for roadways.

Commissioner Turner asked what the largest separation was.

Ms. Beeman stated it is 750 feet from billboard to billboard on the same side of the highway, and the shortest is 100 feet from any legal on-premise sign.

Mr. Waggoner stated the marquee for the store will interfere with this billboard. There could be an issue and they could be back there asking for a waiver when they want to put up their new sign if the billboard is still up.

Mr. McKoy stated it would either be the billboard or the pylon sign.

Commissioner Turner asked if they would be amenable to one year of the building completion or at the time of construction of the pylon sign that the billboard be removed.

Mr. Waggoner stated before certificate of occupancy.

Mr. McKoy asked for clarification that it is for the one billboard that is in that area to come down.

Mr. Waggoner stated yes.

Mr. McKoy stated they will agree to that.

Commissioner Lee asked Mr. McKoy if he has read, understood and agrees to the other conditions of approval.

Mr. McKoy stated he has not.

Meeting went into recess at 6:59 pm to allow the applicants to read the conditions.

Meeting reconvened at 7:07 pm.

Commissioner Lee asked Mr. McKoy if he has read, understood and agrees to the other conditions of approval

Mr. McKoy stated yes.

8a)

Motion: CU-2021-000114 based on findings and subject to conditions adding any billboard currently on the property be removed within 1 year of opening or at the time of construction of the pylon sign whichever comes first and they are to adhere to all Nye County sign ordinances continuing forward,
Action: Approve, **Moved by** Walt Turner, **Seconded by** Pamela Tyler.

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

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

8b)

Motion: to approve WV-2021-000131 based on findings and subject to conditions in the report adding an additional condition that the warehouse is not closer than 1150 feet to any existing residential build,
Action: Approve, **Moved by** Walt Turner, **Seconded by** Leah-Ann DeAnda.

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

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

9. **For Possible Action – CU-2021-000115:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow a Permanent Makeup/Body Art Facility on property located at 1360 E. Highway 372, Suite 5. Assessor Parcel Number 038-271-20. A&C Pahump Capital, LLC – Property Owner. Bryan R. Wulfenstein/Wulf Ink LLC – Applicant. **(This item is Final Action by the Pahump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (SO)**

Mr. Osborne reviewed his staff report and stated staff is recommending approval subject to all the conditions.

Commissioner Lee asked if this property already has an existing tattoo establishment in one of the suites and does the code limit the number that can be on the property or a separation requirement.

Mr. Osborne stated yes there is and no there is no limit or separation requirement.

Bryan Wulfenstein, applicant stated he has no additional information.

Public comment opened and closed at 7:13 pm with no comment.

Motion: to approve subject to the conditions as stated in the staff report, **Action:** Approve, **Moved by** Pamela Tyler, **Seconded by** Walt Turner.

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

10.

- a. **For Possible Action – ZC-2021-000061:** Public Hearing, discussion, and deliberation on an application for a conforming Zone Change from General Commercial (GC) to Commercial Manufacturing (CM) to allow Truck and Trailer Rentals in conjunction with a Towing Service on property located at 900 S. Margaret Street. Assessor Parcel Number 035-331-21. B & A Holdings, LLC – Property Owner. Thomas Boley – Applicant/Agent. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for July 20, 2021, or as otherwise announced.) (CB)**
- b. **For Possible Action – CU-2020-000105:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow a towing services for USA Towing Inc., on property located at 900 S. Margaret Street. Assessor Parcel Number 035-331-21. B & A Holdings LLC – Property Owner. Thomas Boley – Applicant/Agent. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (CB)**

Cheryl Beeman reviewed her staff report stating the fenced parking lot area is not an all-weather proof surface and current NCC doesn't allow for the creation or continued use of unpaved parking areas. The proposed use does conform to the MP designation. Staff is recommending approval of the applications and subject to the conditions of approval. One condition that wasn't added was that redevelopment of the property must go through site development review, but it may not need to be added because it is a current NCC requirement.

Tom Boley applicant stated they currently work with the Nye County Sheriff, Nevada Highway patrol, Green Valley Grocery and Horizon Markets. They were approached by U-Haul to store some trucks there and they would be out of sight because they have the opaque fencing that is required. The original zoning was for car storage. They do have the entire lot that is rolled recycled asphalt. They believe they are complaint but if there are concerns, they can improve it because they can get more recycled asphalt.

Commissioner Lee asked if they have gotten an encroachment permit from PW to extend the recycled asphalt to the road.

Mr. Boley stated yes.

Public comment opened and closed at 7:21 pm with no comments.

Mr. Waggoner stated they should have a requirement added for them to go through Category 2 Site Development review.

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

Mr. Boley stated yes.

Motion: Approval of ZC-2021-000061 subject to the conditions of approval, **Action:** Recommended, **Moved by** Walt Turner, **Seconded by** Pamela Tyler.

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

Motion: to approve CU-2020-000105 subject to the conditions of approval and adding a condition for a Category 2 Site Development requirement, **Action:** Approve, **Moved by** Walt Turner, **Seconded by** Leah-Ann DeAnda.

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

11. **For Possible Action – CU–2021-000116:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow the reinstatement of a previously legal nonconforming (grandfathered) use of a Restaurant & Bar on property located at 1500 S. Red Butte Street. Assessor Parcel Number 039-651-01. Michael Zucaro – Property Owner. David A. Richards / Civilwise Services, Inc. – Applicant/Agent. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (SO)**

Commissioner Turner stated he will be recusing from the item as he represents the owner in the real estate transaction and leaving the room.

Mr. Osborne reviewed his staff report and stated the applicant is asking to reinstate the previous use, because it has ceased to exist for 6 months or longer per NCC. Staff did receive an additional letter that wasn't in the back up and asked for it to be accepted.

Motion: accept additional back up for the item. **Action:** Approve, **Moved by** Pamela Tyler, **Seconded by** Leah-Ann DeAnda.

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

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

Commissioner Lee asked if the portion of the parking lot referenced in the letter is not to be included in parking for the restaurant.

Mr. Osborne stated that is correct, the parking lot does extend onto the adjacent property though.

Commissioner Lee asked if there was only one entrance to the applicant's parcel.

Mr. Osborne stated there are two entrances one on each parcel.

Commissioner Tyler asked for clarification that without the use of the second parcel there is sufficient parking for this use?

Mr. Osborne stated yes, the applicant has calculated their parking based on just this parcel.

Joe Aguilar Civilwise Services representing the applicant.

Commissioner Lee asked if they are proposing to reconfigure the parking to make sure there won't be any issues or will you be working with the owner.

Mr. Aguilar stated they will do a survey to find the property lines and Mr. Rubalcaba is willing to beautify the entire parking lot, even for the adjacent parcel with stripping as well. The parking will be only directed to the restaurant, and they don't see it overflowing to the next lot. However, if adjacent owner chooses to keep his side, they will put up barriers as needed to keep both sides happy.

Public comment opened at 7:34 pm

Joseph McKendrick Jr. owns an adjacent property. He asked if a plan is available to view and what type of restaurant is going in and if gaming is planned?

Public comment closed at 7:35 pm.

Mr. Aguilar stated the restaurant will have no gambling and it will be an upscale Mexican restaurant with a sports bar and he will be beautifying the surrounding 9 acres with park benches to let people enjoy the area like it used to be.

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

Mr. Aguilar stated yes.

Mr. Waggoner asked if they are aware of the duck ponds behind the parcel.

Mr. Aguilar stated yes.

Motion: Approve CU-2021-000116 based upon findings and subject to the conditions of approval, **Action:** Approve, **Moved by** Pamela Tyler, **Seconded by** Leah-Ann DeAnda.

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

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

Abstain: Walt Turner.

Commissioner Turner returned to the meeting.

12. **For Possible Action – WV-2021-000132:** Public Hearing, discussion, and deliberation on an application for Waivers/Exceptions from Chapter 17.04 to allow a front yard setback of less than 25-feet for a front-loading garage located in the Desert Trails Planned Community on property located at 540 W Tomahawk Court. Assessor Parcel Number 043-163-12. Gary Smith - Property Owners. Serenity Homes/Andrew Jordan – Applicant/Agent. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (CB)**

Cheryl Beeman reviewed her staff report and stated staff is recommending approval of the application.

Public comment opened and closed at 7:41 pm with no comments.

Commissioner Lee asked the property owner if they have read, understood and agree to the conditions of approval in the staff report.

Gary Smith property owner stated yes, he has.

Commissioner Carbone asked if PW has signed off on this.

Tyler Mulvey stated yes they have, they have no outstanding issues with it doesn't effect the ROW, it is still 17 feet away from it.

Commissioner Carbone asked if the tree overlapping is okay.

Mr. Mulvey asked the applicant if the tree will be removed for the garage.

Mr. Smith stated yes.

Mr. Mulvey stated it is a maintenance issue they will most likely have to fix at some point, but he will be removing it.

Motion: Approve WV-2021-000132 based upon findings and subject to the conditions of approval in the staff report. **Action:** Approve, **Moved by** Gina Meredith, **Seconded by** Walt Turner.

Motion passed unanimously.

13. **For Possible Action – 2021 PRPD Master Plan Update:** Review and possible recommendations regarding assignment of appropriate Master Plan Designation(s) to areas that are Master Planned as Special Plan of Development (SPD) where the Development Agreement has expired;

Ms. Beeman stated 4 of these Development Agreements have expired and one is included in a Special Plan of Development by a scrivener's error and one area that was planned and never zoned. In reviewing items, they are looking at location, access, property configuration, surrounding existing and planned land uses and access to public utilities and then make our recommendations and assignment of the appropriate MP designations.

- a) Gateway, item was not discussed.
- b) Christensen Record of Survey, item was not discussed.
- c) Pleasant Valley,

There are 218 acres, 5 parcels they will be discussing with 4 property owners. The property is zoned VR-8 and located within a utility service area and those lots that have been through the mapping process and have been developed are on public water and sewer. The FM designates an open space park area that doubles as a detention retention facility. This change may qualify as a minor amendment and staff is recommending two MP designations for the area. High Density Residential (HDR) which conforms with the VR – 8 zoning and Open Space (OS) parks and recreation.

Public comment opened and closed at 7:48 pm with no comments.

Commissioner Tyler asked which parcel the OS is being applied to.

Ms. Beeman stated the large square that comes off the main drag with the VR-8 in the center of it. If the parcel ever goes to auction it is zoned VR-8 so someone could buy it to create to build homes and it was designed as a detention retention basin.

Commissioner Tyler stated they need to include the parcels with this so it is clear in the motion.

Mr. Waggoner stated he would like to include there is a water tank and a park in that location.

Commissioner Tyler asked if the designation will have any effect on the existing (sic).

Mr. Waggoner stated no.

Ms. Beeman stated the APNs are 044-901-15, 044-561-27, and 044-561-26.

Commissioner Lee asked which APN goes with which property.

Ms. Beeman stated the water tank has its own parcel as well on 044-561-26.

Commissioner Turner asked if the owners have been notified and any response confirming receipt.

Ms. Beeman stated this is just a recommendation to the BOCC and at some point, in the future a PHN will go out.

Motion: Change the designation to HDR for the planned residential property open space parks and recreation for common element parcel and drainage easement and would apply to parcels 044-901-15, 044-561-27, 044-561-26 per staff recommendation, **Action:** Recommend, **Moved by** Pamela Tyler, **Seconded by** Leah-Ann DeAnda.

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

d) Pechstein Ranch,

Ms. Beeman stated it is 447.84 acres and are 2 parcels with one parcel owner. Subject parcel is RE-1 and not located in a utility service area, it may qualify as a minor amendment. One designation that functions for this area is Rural Density Residential (RDR), it meets the criteria and zoning category.

Commissioner Lee stated the southern property line along Irene Street appear to be zoned something other than SP, those aren't part of this?

Ms. Beeman stated no they aren't.

Public comment opened and closed at 7:57 pm with no comments.

Motion: recommend RDR on Pechstein Ranch for the 447.84 acres, **Action:** Recommend, **Moved by** Walt Turner, **Seconded by** Pamela Tyler.

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

e) Celebrate North

Ms. Beeman stated this area is located on North Blagg and ¼ of this has already gone through the FM stage and has existing lots that haven't been developed at this time. The parcel at the NW corner is owned separate for the others and is hard zoned GC. Based on the size of the lots and potential residential development the MP designation would be Low Density Residential (LDR). The property is located with a utility service area and those 117 lots have been created. LDR would allow for VR-10 and that is what these properties are zoned.

Commissioner Turner asked what the acreage was for the parcels.

Mr. Waggoner stated 10,000 sq ft.

Public Comment opened and closed at 8:00 pm with no comments.

Commissioner Turner asked if LDR would stop the creation of any smaller lots than VR-10.

Mr. Waggoner stated smallest lot size would have to conform to VR-10.

Ms. Beeman stated with a conforming zone change they could change to VR-20 and SE as well. Staff would also like to recommend Community Development Area (CDA) for the parcel in NW corner along Blagg and Mesquite that has its own parcel number and individually owned. The APN is 035-661-01.

Commissioner Lee asked if it is master planned SPD.

Ms. Beeman stated yes.

Motion: recommend all the parcels in the Celebrate North subdivision to change to LDR and parcel 035-661-01 to be changed to CDA, **Action:** Recommend, **Moved by** Walt Turner, **Seconded by** Pamela Tyler.

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

f) Desert Trails, item was not discussed.

Ms. Beeman stated staff would like to continue items A, B and F to the next RPC meeting within 60 days.

Public comment opened and closed at 8:07 pm with no comments.

Motion: to continue items A, B and F to July 14th, 2021, **Action:** Continue, **Moved by** Pamela Tyler, **Seconded by** Leah-Ann DeAnda.

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

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

Next meeting is July 14th at 6:00 pm.

Mr. Waggoner stated one thing to consider for the discussion topics on the Masterplan there could be a possibility of a special meeting for these items.

Public Comment:

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

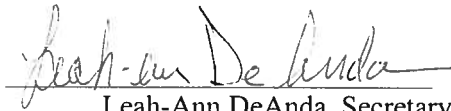
Public comment opened and closed at 8:10 pm with no comments.

16. Adjournment.

Meeting adjourned at 8:10 pm.



Elizabeth Lee, Chairman
Pahrump Regional Planning Commission



Leah-Ann DeAnda, Secretary/Clerk
Pahrump Regional Planning Commission