

Elizabeth Lee, Chairman
Thomas Duryea, Vice Chairman
Leah-Ann DeAnda, Secretary/Clerk
Carol A. Curtis, Member
Pamela Tyler, Member
Robert Blackstock, Member
Walt Turner, Member
John Koenig, Nye County Commission Liaison



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**JOINT MEETING OF THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE
AND THE
PAHRUMP REGIONAL PLANNING COMMISSION
AGENDA**

Wednesday, November 13, 2019 – 6:00 P.M.

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

**PER NRS 241.020 THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE
FOLLOWING LOCATIONS:**

Nye County Administration, Pahrump, NV, 2100 E. Walt Williams Drive; Nye County Development Services, 250 N. Hwy 160, Pahrump, NV; Bob Rudd Community Center, 150 N. Hwy 160, Pahrump, NV; Pahrump Valley Times Office, 1570 E. Hwy 372, Pahrump, NV, Ian Deutch Government Complex 1520 E. Basin Ave. Pahrump, NV and the Nye County website: <http://www.nyecounty.net>, State website <https://notice.nv.gov>.

There may be a quorum of the Nye County Board of County Commissioners present but no deliberations shall occur, and no action shall be taken. The Commissioners Chambers is accessible to the handicapped. With advance notice, we are pleased to make reasonable accommodations for members of the public who are disabled and wish to attend the meeting. If special arrangements for the meeting are necessary, please notify the Nye County Planning Department in writing at the above address, or call (775) 751-4249.

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

Public Comment periods are scheduled at the beginning and end of the meeting agenda with a time limit of three minutes per person. Additionally, public comment of three minutes per person may be heard during consideration of individual agenda items. The Commission reserves the right to reduce the time or limit the total time allowed for public comment. The Commission may prohibit comment if the content of the comments is a topic that is not relevant to, or within the authority of the Commission, or if the content of the comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers. Persons are also invited to submit comments in writing on the agenda items.

Support documentation for the items on the agenda, provided to the Regional Planning Commission, are available to members of the public at the Nye County Planning Department (250 N. Highway 160, Ste. 1 Pahrump, Nevada) and on the County's website, or by calling Celeste Sandoval at (775) 751-4245. **WEBSITE: WWW.NYECOUNTY.NET**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at How to File a Program Discrimination Complaint and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. Nye County is an equal opportunity provider, employer, and lender

1. **Pledge of Allegiance/Call to Order**
2. **Public Comment (first)** – No action will be taken on matters raised under public comment until the matter itself has been included on an agenda as an action item. (Three-minute time limit per person and speakers are requested to limit comments to items not on the agenda.)
3. **For possible action - Approval of / Modifications to the Agenda:** Approval of the Agenda after Considering Requests to Rearrange, Hold or Remove Items.
4. **Correspondence and Announcements**
5. **Commission/Committee/Director Reports:**
 - a. BOCC Liaison Report - BOCC Liaison – John Koenig
 - b. Director’s Report
6. **Ex Parte Communications and Conflict of Interest Disclosure Statements**

SITTING AS THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

7. **For Possible Action: Discussion and Direction on Capital Improvement Plan Status Update. (DL)**
[NRS 278B.290](#)

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

8. **For Possible Action – CU-2019-000083:** Public Hearing, discussion and deliberation on an application for a Conditional Use Permit to allow a rental dwelling unit (tipi/teepee) and to allow various events including church groups/youth ministries, photography shoots, educational/teaching and other related type of activities, on 5.0 acres located at 221 West Mesquite Avenue, within the Rural Homestead (RH-4.5) zoning district. Assessor Parcel Number 035-051-07. Susan Carole Jay Trust – Property Owner. Susan Carole “Pepper” Jay – Applicant. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (SO)**
9. **For Possible Action – AP-2019-000022:** (Non-Public) Hearing, discussion, deliberation and possible action on an Appeal of the Zoning Administrator’s determination that an Artificial Body of Water, Pond or Lake was created without the approval of a Conditional Use Permit (CUP), in violation of Nye County Code Section 17.04.740, located at 1281 N. Leslie Street. Assessor Parcel Number 036-031-28. Coyote Sunrise Ranch, LLC - Property Owner. Bill Clark, Manager – Appellant. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (BW)**
10.
 - a. **For Possible Action – CU-2019-000085:** Public Hearing, discussion and deliberation on a Conditional Use Permit application to allow an Off-Premise Sign for Pedley Family LLC (Desert Greens subdivision) on undeveloped property located at 500 E. Nevada Highway 372. Assessor Parcel Number 035-311-09. Property Owner - Bolling Enterprises. Applicant - Michael Selbach/Pedley Family, LLC.
 - b. **For Possible Action – WV-2019-000103:** Public Hearing, discussion and deliberation on an application for Waivers from NCC 17.04.770, Signage Requirements, to allow an Off-Premise Sign to have three (3) support columns where a maximum of two (2) support columns are allowed, to be located less than five hundred feet (500') from a residential zone boundary, to be located more than one hundred feet (100') from Highway 372 or Highway 160, to be located within 200 feet from a street intersection, on property located at 500 E. Nevada Highway 372. Assessor Parcel Number 035-311-09. Bolling Enterprises - Property Owner. Michael Selbach/Pedley Family LLC -

Applicant. (These items are Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (CB)

11.

- a. **For Possible Action: MP-2019-000014:** Public Hearing, discussion and deliberation on an application for a (Major) Master Plan Amendment to change an approximately 28-acre parcel from Rural Density Residential (RDR) to Community Development Area (CDA), located at 4801 S. Homestead Road, Assessor Parcel Number 045-041-04. Imogene Andersen LTD Partnership – Property Owner, Patrick and Karen Rily – Applicants, Walt Turner - Agent.
- b. **For Possible Action – ZC-2019-000041:** Public Hearing, discussion and deliberation on an application for a Zone Change to change an approximately 6.05-acre portion of the 28.0-acre parcel from Village Residential 20,000 square feet (VR-20) to Commercial Manufacturing (CM) and change the remaining 21.95-acre from Village Residential 20,000 square feet (VR-20), Neighborhood Commercial (NC) and Community Facilities (CF) to General Commercial (GC) on property located at 4801 S. Homestead Road, Assessor Parcel Number 045-014-04. Imogene Andersen LTD Partnership – Property Owner. Patrick and Karen Rily – Applicants. Walt Turner - Agent. (These items are recommendations by the Pahrump Regional Planning Commission. The Board of County Commissioners is scheduled to take Final Action on these items on December 17, 2019, or otherwise announced.) (CB)

12. **For Possible Action – CU-2019-000087:** Public Hearing, discussion and deliberation on a Conditional Use Permit application to allow an Indoor Hemp Grow Facility on developed property located at 91 N. Panorama Road, in the Heavy Industrial (HI) zoning district. Assessor Parcel Number 035-268-09. Property Owner – Naylor Place LLC. Applicant – Heather Wilson, Nevada Crest LLC (This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (CB)

13. **For Possible Action – SN-2019-000016:** Public Hearing, discussion and deliberation on a Street Name application in relation to PM-2019-000052 Panorama WON for Assessor Parcel Number 035-271-21. Property Owner / Applicant – GGB Nevada Land LLC. (This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (QM)

14. **For Possible Action:** Discussion, deliberation and possible direction to staff regarding Bill 2019-15, a Bill proposing to amend Nye County Code Title 17, Comprehensive Land Use Planning and Zoning, by amending Section 17.04.220 RE-2 Rural Estates Residential; Section 17.04.225 RE-1 Rural Estates Residential; Section 17.04.230 SE Suburban Estates Residential; and Section 17.04.465 OS Open Space, Parks, and Recreation, to remove the permissive use of commercial farming/growing of crops in those zoning districts.

15. **For Possible Action:** Discussion, deliberation and possible action regarding the PRPD Master Plan Update; defining sub-areas / neighborhood planning areas.

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

Public Comment:

17. **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.)

18. **Adjournment.**

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