

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



Brett Waggoner  
Director of Planning  
Nye County Planning Department  
250 N. Highway 160, Suite 1  
Pahrump, NV 89060  
Phone: (775) 751-4249  
Fax: (775) 751-4324

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

**Wednesday, July 10, 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](mailto: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 - Annual Election of Officers:** Nomination and Election of Officers for the current fiscal year (July 1, 2019 to June 30, 2020). The election of an Officer shall be by affirmative vote of not less than four (4) members of the Planning Commission.
  - a. Nomination and Election of Chairman
  - b. Nomination and Election of Vice-Chairman
  - c. Nomination and Election of Secretary/Clerk
4. **For possible action - Approval of Minutes:**
  - a. [PRPC Meeting – June 12, 2019.](#)
5. **For possible action - Approval of / Modifications to the Agenda:** Approval of the Agenda after Considering Requests to Rearrange, Hold or Remove Items.
6. **Correspondence and Announcements**
7. **Commission/Committee/Director Reports:**
  - a. BOCC Liaison Report - BOCC Liaison – John Koenig
  - b. Director’s Report
8. **Ex Parte Communications and Conflict of Interest Disclosure Statements**

**SITTING AS THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE**

9. **For Possible Action – WORKSHOP** – Training and discussion related to Capital Improvements Plan (CIP), history, background, duties, and purpose; and related subject matters. **(TD)**  
[15.32 PRPD Impact Fees](#) [CIP Streets and Highways Plan](#) [CIP Matrix 4/2013](#)

---

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

---

10.
  - a. **For Possible Action – CU-2019-000080:** Public hearing, discussion and deliberation on an application for a Conditional Use Permit to allow a Mobile Food Vending Unit (Dippity Dan’s Hand-Dipped Ice Cream) to be stationary in one location for more than 12 hours per day up to seven (7) days per week, located at 291 S. Frontage Road, Assessor Parcel Number 038-234-12. Duke Properties, LLC – Property Owner. Ed Feriance/Golden Knight Delights, LLC dba Dippity Dan’s Hand-Dipped Ice Cream – Applicant.
  - b. **For Possible Action – WV-2019-000098:** Public hearing, discussion and deliberation on an application for a Waiver to allow a Mobile Food Vending Unit (Dippity Dan’s Hand-Dipped Ice Cream) to (1) operate less than three hundred feet (300’) from the entry door of an existing restaurant, and (2) waive the required site development improvements related to; improved parking, landscaping, screening walls and fences on property located at 291 S. Frontage Road, Assessor Parcel Number 038-234-12. Duke Properties, LLC – Property Owner. Ed Feriance/Golden Knight Delights, LLC dba Dippity Dan’s Hand-Dipped Ice

Cream – 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 – CU-2019-000081**: Public hearing, discussion and deliberation on an application for a Conditional Use Permit to allow a Manufactured Home Dealership (Factory Home Center) to be located within a Mixed Use (MU) zoning district, located at 2371 S. Homestead Road. Assessor Parcel Number 042-391-18. Gerald Schulte – Property Owner/Applicant.
- b. **For Possible Action – WV-2019-000099**: Public hearing, discussion and deliberation on an application for a Waiver to allow a sales display/storage area for a Manufactured Home Dealership (Factory Home Center) to use chat as a surfacing material in lieu of asphalt paving, located at 2371 S. Homestead Road. Assessor Parcel Number 042-391-18. Gerald Schulte – Property Owner/Applicant. **(These items are Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (CB)**

12.

- a. **For Possible Action – MP-2019-000013**: Public hearing, discussion and deliberation on an application for a (Minor) Master Plan Amendment to change an approximately 1.12-acre portion of a 30.0-acre parcel from Rural Density Residential (RDR) to Rural Development Area (RDA), located at 9381 S. Homestead Road, Assessor Parcel Number 045-411-03. Spidle, Agee and Karen – Property Owner. Paul Thomas/GATA HF, LLC – Applicant.
- b. **For Possible Action – ZC-2019-000036**: Public hearing, discussion and deliberation on an application for a Zone Change to change an approximately 1.12-acre portion of a 30.0-acre parcel from Rural Homestead Residential (RH-4.5) to Commercial Manufacturing (CM), located at 9381 S. Homestead Road, Assessor Parcel Number 045-411-03. Spidle, Agee and Karen – Property Owner. Paul Thomas/GATA HF, LLC – Applicant. **(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 August 20, 2019, or otherwise announced.) (SO)**

13. **For Possible Action – ZC-2019-000037**: Public hearing, discussion and deliberation on an application for a Zone Change to change 0.85 acres (37,026 square feet) from Neighborhood Commercial (NC) to Commercial Manufacturing (CM), located at 1270 W. Charleston Park Avenue, Assessor Parcel Number 036-323-22. Desert Myst, LLC – Property Owner. Thomas and Janice Maher/Desert Myst, LLC – Applicant. **(This item is a recommendation by the Pahrump Regional Planning Commission. The Board of County Commissioners is scheduled to take Final Action on August 20, 2019, or otherwise announced.) (SO)**

14. **For Possible Action – ZC-2019-000038**: Public Hearing, discussion and deliberation on a Zone Change application to change approximately 5.0 acres from the Neighborhood Commercial (NC) zone to the Commercial Manufacturing (CM) zone, located at 6041 S. Hafen Ranch Road, further described as a portion of Township 21 South, Range 54 East, Section 15, File #84221, Parcel 1. Assessor Parcel Number 045-131-48. R Land Company, LLC – Property Owner. Nevada Natural Medicines, LLC / Scott Sibley, Manager – Applicant. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for August 20, 2019, or otherwise announced.) (SO)**

15.

- a. **For Possible Action – ZC-2019-000039**: Public hearing, discussion, deliberation and possible action on a request for a Conforming Zone Change of the northern 5-acre portion situated along N. Blosser Ranch Road (660 ft by 330 ft.) of a 19.68-acre parcel from General Commercial (GC) to Light Industrial (LI), to allow the development of a processing facility for hemp on property located at 2461 N. Avenue of the Stars. Assessor Parcel Number 027-411-60. Nye Valley LLC – Property Owner. Rene Morales – Applicant. **(The Pahrump Regional Planning Commission makes a**

**recommendation on this item. Final Action by the Board of County Commissioners scheduled for August 20, 2019, or otherwise announced.) (CB)**

- b. **For Possible Action – WV-2019-000100:** Public hearing, discussion, deliberation and possible action on a request for a Waiver from NCC 17.04.740 (Landscaping) to omit the landscaping requirement for a proposed development of a processing facility for hemp located on the northern 5-acre portion situated along N. Blosser Ranch Road (660 ft by 330 ft.) of a 19.68-acre parcel on property located at 2461 N. Avenue of the Stars. Assessor Parcel Number 027-411-60. Nye Valley LLC – Property Owner. Rene Morales – Applicant. **(The Pahrump Regional Planning Commission takes Final Action on this item.) (CB)**

16. **For Possible Action:** Discussion and deliberation regarding a Bill proposing to repeal and replace in its entirety Nye County Code 17.04.770, the Signage Requirements applicable to the Pahrump Regional Planning District. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners date to be determined.)**

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

**Public Comment:**

18. **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.)

19. **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.

---