

Terry Hand, Chairman
John Koenig, Vice-Chairman
Gregory T. Hafen II, Secretary/Clerk
Joseph C. Goode, Sr., Member
Jennifer McCall, Member
Robert T. (Bob) King, Member
Vicky Parker, Pahrump Town Board Liaison
"Butch" Borasky, Nye County Commission Liaison



Address all correspondence to:
Steve P. Osborne, AICP
Planning Director
Nye County Planning Department
250 N. Highway 160, Suite 1
Pahrump, NV 89060
Phone: (775) 751-4249
Fax: (775) 751-4324

PAHRUMP REGIONAL PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday December 12, 2012 – 6:00 P.M.

COMMISSIONERS CHAMBERS

2100 E. WALT WILLIAMS DRIVE, PAHRUMP, NEVADA 89048

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING
LOCATIONS:

Nye County Courthouse, Pahrump, NV, 1520 E. Basin Rd; Nye County Administration, Pahrump, NV, 2100 E. Walt Williams Drive; Nye County Complex, 250 North Highway 160, Pahrump, NV; Pahrump Town Office, 400 North Highway 160, Pahrump, NV; Pahrump Valley Times Office, 2160 East Calvada Boulevard, Pahrump, NV, Website: <http://www.nyecounty.net>

WEBSITE: WWW.NYECOUNTY.NET

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. **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.** 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.

MEETING PROTOCOL:

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.

Speakers must come forward to the microphone, begin testimony by clearly stating their name, and direct all questions and comments to the Chairperson. The Chair will then direct the questions to the appropriate individual. Please avoid repeating testimony that has already been provided and be brief and to the point. Discussions on an item will be closed if they become long-winded, repetitious, or if members in support or opposition become rude. As a courtesy to all persons, please turn-off or set to a silent mode all cell-phones or pagers.

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.

In accordance with Federal law and U.S. Department of Agriculture policy, Nye County is prohibited from discriminating on the basis of race, color, national origin, sex, religion, age, or disability. (Not all prohibited bases apply to all programs.) To file a complaint of discrimination write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider, employer and lender. Communication for Hearing Impaired: Dial Nevada Relay Service 711 or for Voice to TTY (800) 326-6888 or TTY to Voice (800) 326-6868.

PAHRUMP REGIONAL PLANNING COMMISSION:

Call to Order

Pledge of Allegiance

1. **Approval of Minutes:**
 - a. November 14, 2012
2. **Approval of / Modifications to the Agenda:** Approval of the Agenda after Considering Requests to Rearrange, Hold or Remove Items.
3. **Correspondence and Announcements**
4. **Public Comment (first)** – This time is devoted to comments by the general public, pursuant to NRS 241.020(2)(c)(3). 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.)
5. **Commission Reports:**
 - a. BOCC Liaison Report - BOCC Liaison “Butch” Borasky
 - b. Pahrump Town Board Liaison Report - PTB Liaison Vicky Parker
 - c. Capital Improvements Plan Advisory Committee - John Koenig
 - d. PRPD Master Plan Update Steering Committee – Gregory T. Hafen II
6. **Ex Parte Communications and Conflict of Interest Disclosure Statements**

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

Revocation Hearing:

7. **Revocation Hearing concerning CU-12-0007:** Public Hearing to determine if any of the conditions associated with CU-12-0007 have been violated. A determination of failure to comply with any of the conditions of the approved Conditional Use Permit shall be deemed just cause for revoking the conditional use permit. CU-12-0007 allows for an Animal Sanctuary (Bengal Tigers, Ligers) on 18.28 acres, zoned Rural Homestead (RH-4.5), located at 6061 N. Woodchips Road. Raymond Mielzynski – Property Owner. Karl Mitchell – Grantee. AP# 27-241-26.

Conditional Use (CU) Permit Applications:

8. **(Re-hearing) CU-12-0018:** Conditional Use Permit (CUP) application to allow a commercial kennel in the Rural Homestead (RH-4.5) Zoning District, per NCC 17.04.215.E, located at 2441 W. Mae Road, further described as the Southwest ¼ of the Southwest ¼ of the Northeast ¼ of Section 7, Township 19 South, Range 53 East. Peter W. and Carmen K. Day – Property Owners/Applicants. AP# 27-241-22.

9. **CU-12-0020**: Conditional Use Permit (CUP) application to allow a private municipal solid waste landfill on property in the Heavy Industrial (HI) Zoning District, per NCC 17.04.440.E, located at 1810, 1811 and 1941 E. Simkins Road, described as the Northeast ¼, Northwest ¼ and the Southwest ¼ of the Northeast ¼ of the Northeast ¼ of Section 26, Township 19 South, Range 53 East. Efrain Rene Morales – Property Owner/Applicant. AP#'s 27-361-01, 27-361-02 & 27-361-04.
10. **CU-12-0021**: Conditional Use Permit (CUP) application to allow the expansion of a grandfathered use of land consisting of a junk/salvage yard business on property in the Rural Estates (RE-2) Zoning District, per NCC 17.04.905.B, located at 10531 N. Mountain View, further known as Mountain View Estates, Lot 128. Oscar Gonzalez, Regina Gonzalez, Sergio Gonzalez and Ana Vel Gonzalez – Property Owners. Two Brothers Junk, LLC – Applicant. Sergio Gonzalez – Agent. AP# 28-098-08.
11. **CU-12-0022**: Conditional Use Permit (CUP) application to reinstate the previous grandfathered use designation of a Class II Liquor Sales Establishment (Sunset Tavern) on property in the General Commercial (GC) Zoning District, per NCC 17.04.905.I.3, located at 680 S. East Street, further known as Raycraft Subdivision, Block F, Lot 1-6, Part of Lot 4. Pahrump Mobile Home Park, LLC – Property Owner. Daryl Keppner – Applicant. AP# 35-303-01.
12. **CU-12-0023**: Conditional Use Permit (CUP) application to allow a swap meet on property in the General Commercial (GC) Zoning District, per NCC 17.04.320.E, located at 2210 E. Commercial Drive, further known as Commercial Park, Lot 3. James & Carmen Davis – Property Owner. Jane Tyrka – Applicant. AP# 35-431-03.
13. **Proposed Zoning Ordinance Text Amendment**: Discussion, deliberation and possible decision to recommend to the Board of County Commissioners to adopt, amend and adopt, or reject a proposed text amendment to the Pahrump Regional Planning District Zoning Ordinance: Bill 2012-20: A Bill proposing to amend Nye County Code Chapter 17 (Zoning and Conditional Use Permits Within the Pahrump Regional Planning District) by modifying the regulations and procedures pertaining to the keeping of Exotic Animals (Special Conditions Animals).
14. **Discussion and Direction Concerning Items for Future Meetings/Workshops; Set Date, Location and Time of Future Pahrump Regional Planning Commission Meetings.**
15. **Public Comment (second)** – This time is devoted to comments by the general public, pursuant to NRS 241.020(2)(c)(3). 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.)
16. **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 \$100.00 for Non-Public Hearing Items or \$200.00 for Public Hearing Items applies.

AFFIDAVIT OF POSTING

STATE OF NEVADA

COUNTY OF NYE

The undersigned, being duly sworn according to law, deposes and says: That she is over the age of 21 years; that she posted or caused same to be posted, at the places below mentioned, the Agenda for the **Pahrump Regional Planning Commission** meeting of **December 12, 2012** no later than 9:00 a.m. on December 7, 2012.


Celeste Sandoval, Administrative Secretary

Subscribed and sworn to before me
This 5th day of December 2012


Notary Public



POSTED:

Nye County Administration, 2100 E. Walt Williams Dr.
Nye County Courthouse (Pahrump), 1520 E. Basin
Nye County Complex, 250 N. Hwy 160
Pahrump Town Office, 400 N. Hwy 160
Pahrump Valley Times Office, 2160 E. Calvada Blvd.
Website: www.nyecounty.net