

**PAHRUMP REGIONAL PLANNING COMMISSION
STAFF REPORT**

Meeting Date: August 9, 2006

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GENERAL INFORMATION SUMMARY

Agenda Item: **Discussion and Direction** regarding a proposed text amendment to NCC 17.04.110 related to defining the term “full public services” as it relates to it’s use throughout the Zoning Ordinance.

Applicant: Commissioner G. Warner.

Project description: Text Amendment to the Zoning Ordinance to define what is meant by the term “Full Public Services”, as it relates to the zoning regulations.

Case History: Commissioner Warner requested that this matter be placed on the RPC’s agenda for discussion and direction.

Staff Recommendation: Direct staff to present a bill defining the term “full public services”.

Required Vote: Would require a simple majority vote of the members present to pass a motion and direct staff to draft a Bill to amend NCC.

ZONING REGULATIONS

The term “full public services is used in the Zoning Ordinance in the following areas:

17.04.240 VR-20 - VILLAGE RESIDENTIAL

- A. **Scope.** The following regulations shall apply to the VR Village Residential Zones. No new building or structure shall be erected, or parcel developed in a VR-20 Zone unless in conformance with the provisions identified herein.
- B. **Purpose.** The VR-20 Village Residential Zone is intended as an area for lower density residential uses in a suburban environment, the principal purpose is for single-family residential development, and to preclude incompatible uses. The minimum lot size in the VR-20 Zone is 20,000 ft². The VR-20 Zone is appropriate where suburban characteristics are desired and full public services are available.

17.04.245 VR-10 - VILLAGE RESIDENTIAL

- A. **Scope.** The following regulations shall apply to the VR-10 Village Residential Zones. No new building or structure shall be erected, or parcel developed in a VR-10 Zone unless in conformance with the provisions identified herein.
- B. **Purpose.** The VR-10 Village Residential Zone is intended as an area for moderate density residential uses in a suburban environment, the principal purpose is for single-family residential development, and to preclude incompatible uses. The minimum lot size in the VR-10 Zone is 10,000 ft². The VR-10 Zone is appropriate where suburban characteristics are desired and full public services are available.

17.04.250 VR-8 - VILLAGE RESIDENTIAL

- A. **Scope.** The following regulations shall apply to the VR-8 Village Residential Zones. No new building

or structure shall be erected, or parcel developed in a VR-8 Zone unless in conformance with the provisions identified herein.

- B. **Purpose.** The VR-8 Village Residential Zone is intended as an area for moderate density residential uses in a suburban environment, the principal purpose is for single-family residential development, and to preclude incompatible uses. The minimum lot size in the VR-8 Zone is 8,000 ft². The VR-8 Village Residential Zone is appropriate where suburban characteristics are desired and full public services are available. The minimum district size is 40 acres net.

17.04.260 MF - MULTIFAMILY RESIDENTIAL

- A. **Scope.** The following regulations shall apply to the MF Multifamily Residential Zones. No new building or structure shall be erected, or parcel developed in an MF Multifamily Residential Zone unless in conformance with the provisions identified herein.
- B. **Purpose.** The MF Multifamily Residential Zone is intended as an area for moderate and high density residential uses in a more urban environment, the principal purpose is for single-family attached and multifamily residential development, and to preclude incompatible uses. The MF Multifamily Residential Zone is appropriate where more urban living characteristics are desired and full public services and infrastructure are available.

TYPICAL DEFINITIONS

Public Service – Related to the health, safety and welfare of the population. *Comment:* This term is often used in defining inherently beneficial uses or public utilities.

Public Utility Facilities – Building, structures, and facilities, including generating and switching stations, poles, lines, pipes, pumping stations, repeaters, antennas, transmitters, and receivers, valves, and all buildings and structures relating to the furnishing of utility services, such as electric, gas, telephone, water, sewer, and public transit, to the public.

Public Improvement – any improvement, facility, or service together with its associated site or right-of-way necessary to provide transportation, drainage, utilities, or similar essential services and facilities and that are usually owned and operated by a governmental agency. *Comment:* The requirement that public improvements are owned and operated by a governmental agency may be changing. Public improvements may be owned by a governmental agency and leased to a private entity to provide the service or operate a facility. Conversely, the government may lease a private facility to carry out a governmental function. In both situations, the improvement, facility, or service would still be considered public improvements.

Infrastructure – facilities and services needed to sustain industry, residential, commercial, and all other land use activities. *Comment:* Infrastructure includes water, sewer lines, and other utilities, streets and roads, communications, and public facilities, such as firehouses, parks, schools, and such.