



Laughlin Town Advisory Board

REGIONAL GOVERNMENT CENTER
101 CIVIC WAY
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MINUTES

LAUGHLIN TOWN ADVISORY BOARD

June 28, 2011
1:30 P.M.

REGIONAL GOVERNMENT CENTER
101 CIVIC WAY, LAUGHLIN, NEVADA

MEMBERS PRESENT: **Janet Barela, Chair**
 Candice Fitzgerald, Vice-Chair
 Michael A. Bekoff
 Rosemary Munger
 James Vincent

MEMBERS ABSENT: None.

OTHERS PRESENT: 11 Guests Signed In

1. CALL TO ORDER

- A. Conformance with the Nevada Open Meeting Law.
- B. Invocation and Pledge of Allegiance. **Janet Barela** called the Meeting to order at 1:30 PM. **Michael Bekoff** gave the Invocation, followed by the Pledge of Allegiance led by **Rosemary Munger**.
- C. Agenda items may be taken out of order if deemed necessary.

2. ORGANIZATIONAL ITEMS

- A. **Approval of the June 28, Agenda.**

Mike Bekoff moved, **James Vincent** seconded to approve the June 28, 2011, Laughlin Town Advisory Board Agenda as presented. Upon a voice vote, motion carried 5-0.

3. CURRENT ZONING ACTIONS:

- A. **VS-0154-11 – RB PROPERTIES, INC:**
VACATE AND ABANDON an easement of interest to Clark County located northwest of Needles Highway between Marina Lagoon Drive (alignment) and Casino Drive (alignment) and a portion of right-of-way being Needles Highway located between Marina Lagoon Drive (alignment) and Casino Drive (alignment) in a C-2 (General Commercial) Zone within Laughlin (description on file). To the Planning Commission 06/07/11. Approved 06/07/11 subject to certain conditions.
- B. **VS-0155-11 – RB PROPERTIES, INC:**
VACATE AND ABANDON an easement of interest to Clark County located on the northwest side of Needles Highway between James A. Bilbray Parkway and South Pointe Circle and a portion of right-of-way being Needles Highway located between South Pointe Circle and James A. Bilbray Parkway in a C-2 (General Commercial) Zone within Laughlin (description on file). To the Planning Commission 06/07/11. Approved 06/07/11 subject to certain conditions.

4. **CURRENT ZONING ACTIONS:**

- A. **WS-0240-11 – TLC PROPERTIES, INC:**
WAIVER OF DEVELOPMENT STANDARDS to allow a 15kV overhead transmission line to cross side of State Route 163, 1,000 feet east of US Hwy 95 within Laughlin. To the Planning Commission 07/19/11.
- B. **WS-0241-11 – STEPHENS WL FAMILY TRUST:**
WAIVER OF DEVELOPMENT STANDARDS to allow a 15kV overhead transmission line to cross a public right-of-way (State Route 163) on 2.8 acres in an R-U (Rural Open Zone). Generally located on the north side of State Route 163, 1,000 feet east of US Hwy 95 within Laughlin. To the Planning Commission 07/19/11.

Land)

WS-0240-11 – TLC PROPERTIES, INC and **WS-0241-11 – STEPHENS WL FAMILY TRUST** were heard and considered together by the Laughlin Town Advisory Board.

Kristi Gebow, Office Manager, and **Audie Draper**, Operations Manager, Lamar Advertising Company, 845 Airport Drive, Bullhead City, AZ, distributed a map and supporting documents and gave a presentation regarding their Waiver of Development Standards requests. Their objective is to provide electrical power to several billboards along Highway 95 and State Route 163 by placing utility poles on each side of State Route 163 for electrical power lines to go over the highway. Questions from LTAB included:

1. Why go overhead instead of underground? *Because boring under the highway into drainage in the center would close the road and cost more than going overhead.*
2. Why are you replacing the solar power? *The solar power doesn't last overnight and the maintenance is expensive. Advertisers are asking for continuous lighting.*

3. What is the cost difference between going overhead or going underneath? *\$40,000 to \$50,000 additional cost, doubling the cost of the project.*
4. Has a study been done to ensure that there is sufficient power to do what you want to do and not affect the homes there in Palm Gardens Subdivision? *Nevada Energy did a survey and determined that this project would not affect Palm Gardens Subdivision at all.*
5. Is cost the only impediment to going underground? *Nevada Energy suggested we go overhead because of the irrigation and drainage in the median of the highway.*

The Chair opened the floor to Public Comment.

Greg Campbell, Palm Gardens, 4219 Hayes Place, Las Vegas, NV 89107, stated that there are alternative locations to place underground electrical power lines if the selected site will not work. It is difficult to get information from Nevada Energy about the available power left on the existing line, and how much power this proposed project will use. Over the years Southwest Gas, the Travel Center (excavated), and an electronic billboard have tapped into the only power line, but years ago **Mr. Campbell** was told by Nevada Energy there was not much power left on that line. The existing electrical line is between 60 to 70 years old and is a 12.47 KV line. When the wind blows it creates intermittent power outages and surges that are very damaging, and last year alone there were sixty (60) power outages in Palm Gardens. Also, once electrical power is extended and available, adjacent property owners are going to want to do further development, which is fine as long as there is money for three-phase power installation and improvement of the whole power service along that corridor.

Audie Draper, Operations Manager, Lamar Advertising Company, 845 Airport Drive, Bullhead City, AZ, responded that six of the billboards were built in 1999 and were acquired from another billboard company who had sufficient power installed and the power was adjusted for Palm Gardens. We would like to go underground, but Nevada Energy did suggest, and did the engineering and plans, to go overhead. Each billboard will draw 16 amps per side or 32 amps per structure.

James Vincent suggested that these applications be denied and the applicant comes back with an underground transmission line proposal.

Rosemary Munger moved, **Candice FitzGerald** seconded to deny **WS-0240-11 – TLC PROPERTIES, INC.** and **WS-0241-11 – STEPHENS WL FAMILY TRUST** due to non conformance with Title 30 and the Laughlin land Use Plan, but *if* approved provide approved electrical calculations by NV Energy to the Clark County Planning Commission and Palm Gardens (**Mr. Greg Campbell**) showing electrical service will not be impacted and that what is being built has sufficient electrical service to support the application. Upon a voice vote, motion carried 5-0.

5. **COMMUNITY INPUT/PUBLIC COMMENTS** (No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken).

Document(s) Submitted: None.

Speaker(s) Present: None.

6. **NEXT POSSIBLE MEETING DATE:** The next regular meeting date is Tuesday, July 12, 2011, at 1:30 P.M., Regional Government Center, 101 Civic Way, Laughlin, Nevada. Agenda items due no later than July 1, 2011.
7. **ADJOURNMENT:** Janet Barela moved, Candice FitzGerald seconded to adjourn the meeting adjourned at 2:12 PM. Upon a voice vote, motion carried 5-0.

These meeting minutes are in draft form and will be formally approved at the July 12, 2011 meeting. Any corrections to these minutes will be reflected in the meeting minutes of the August 9, 2011 meeting.