



LAUGHLIN TOWN ADVISORY BOARD  
REGIONAL GOVERNMENT CENTER  
101 CIVIC WAY  
LAUGHLIN, NEVADA 89029  
(702) 298-0828  
FAX (702) 298-6132

MINUTES

**LAUGHLIN TOWN ADVISORY BOARD**

**Tuesday, August 13, 2014  
1:30 P.M.**

**REGIONAL GOVERNMENT CENTER  
101 CIVIC WAY, LAUGHLIN, NEVADA**

**MEMBERS PRESENT:**        **James Vincent, Chair  
Fred Doten, Vice-Chair  
Roger Burtraw**

**MEMBERS ABSENT:**        **None**

**OTHERS PRESENT:**        **18 Guests Signed In**

1.     **CALL TO ORDER** – Chair James Vincent called the meeting to order.

Please *turn off* all cell phones, pagers & other electronic devices.

Please take all private conversations outside the room.

- A.     Conformance with the Nevada Open Meeting Law.
- B.     Invocation was led by **Pastor Doug Westly** and the Pledge of Allegiance was led by **Fred Doten**.
- C.     Items on the agenda may be taken out of order.
- D.     The Laughlin Town Advisory Board may combine two or more agenda items for consideration.
- E.     The Laughlin Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

2. **ORGANIZATIONAL ITEMS**

- A. Approval of the August 13, 2013, Agenda. **For Possible Action**  
**Fred Doten** moved, **Roger Burtraw** seconded and the motion carried for approval of the agenda.
- B. Approval of the July 9, 2013, Minutes **For Possible Action**  
**Fred Doten** moved, **Roger Burtraw** seconded and the motion carried for approval of the July 9, 2013 LTAB Minutes after the numbering on the agenda after Item #7 was corrected.

3. **COMMENTS BY THE GENERAL PUBLIC:** This is a period devoted to comments by the general public about items on *this* agenda. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the “Comments by the General Public” period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker’s podium, clearly state your name and address and *spell* your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. The Board retains the discretion to take additional public comments during times other than during a Public Hearing or during the Public Comment Sessions. In all other instances, a citizen may speak on any matter before the Board for consideration, after receiving recognition and consent of the Chairman of the Board.

4. **PUBLIC SAFETY AGENCY REPORTS**

- A. LV Metro Police, Laughlin Substation Report: **Lt. John Healy, Commander**  
**Lt. Healy** gave the July report on Metro activities (the report is attached). Number of calls for July 2013 was about 15.7% more than the calls from July 2012. **Lt. Healy** briefly mentioned the Regatta weekend that officially had 29,329 participants. Earlier last week, the annual National Night Out was held with a number of law enforcement agencies and volunteers participating for a recreational evening with citizens of the communities of Laughlin and Searchlight, respectively.
- B. Nevada Highway Patrol, Department of Public Safety Report: **Sgt. Novelt Mack**  
No report.
- C. Clark County Fire Department: **Greg Cassell, Battalion Chief**  
**Battalion Chief Greg Cassell** reported the number and types of responses by the CC Fire Department during the month of July. He indicated their department undertook some training exercises with the Fort Mojave Mesa Fire Department in July. Such training has been occurring with other entities for the past three years and has paid off. Regarding the Bullhead City Regatta held last weekend, he reported that CC Fire has operated the Davis Camp division for the last 3 years and are reimbursed by Bullhead City. The Nevada side was very busy and their resources were taxed for about 2-3 hours. The big fight that occurred on Friday night resulted in five patients.

5. **COMMUNITY PROJECTS AND CONCERNS:**

- A. County Water Reclamation District Report: **Jake Jacobson, Asst Manager, Laughlin Services**  
**Asst. Manager Jake Jacobson** submitted a written report and commented about the recent Regatta in which he participated. He had been concerned about the trash that ends up in the river during this event, however, an “environmental team” was tasked with clean up at the end of the event. He announced that he will do a “Did You Know?” concerning the Reclamation District and its work in each monthly report. This month, he discussed sewer laterals, stating their repair and replacement are the responsibility of the property owner. The sewer lateral goes from the house to the District’s main line in the street and it is laid during construction of the house/building.
- B. Big Bend Water District Report: **Jordan Bunker, Public Services**  
**Jordan Bunker** could not attend but sent a message that the system is stable.
- C. Bullhead City Report **Brenda Richardson, Senior Administrative Analyst**  
No report.
- D. Clark County Laughlin Senior Center Report: **Trey Smith, Recreation Specialist**  
**Trey Smith** indicated there was nothing to report.
- E. Laughlin Chamber of Commerce: **Connie Davis, Executive Director**  
No report.
- F. Laughlin Library: **Mario Aguilar, Branch Manager**  
No report.
- G. University of Nevada, Cooperative Extension: **Debbie Marcusson, Extension Educator**  
No report.

6. **ZONING:**

A. **PREVIOUS ZONING ACTIONS:**

1. **[UC-0416-07 \(ET-0050-13\) - MEJIA, VLADIMIR & OCEGUERA, ARACELY;](#)**

USE PERMIT SECOND EXTENSION OF TIME to review a day care in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Paloma Avenue, 200 feet east of Rio Vista Drive within Laughlin. Approved by PC on 07-16-13.

**Previous Zoning Actions.** (For additional information see Clark County web site on the Internet at:

[http://www.clarkcountynv.gov/Depts/public\\_communications/Pages/Agendas.aspx](http://www.clarkcountynv.gov/Depts/public_communications/Pages/Agendas.aspx) then go to NOFA (Notice of Final Action) on the month and date the item was heard and look for the item number (i.e. UC-0000-11). To hear the audio minutes go to the Clark County Website at: [http://www.clarkcountynv.gov/depts/admin\\_services/laughlin/Pages/LaughlinTownAdvisoryBoard.aspx](http://www.clarkcountynv.gov/depts/admin_services/laughlin/Pages/LaughlinTownAdvisoryBoard.aspx)

No action needed.

B. **CURRENT ZONING ACTIONS:**

**UC-0357-13 – SHIPKEY PROPERTIES, LLC, ET AL:**

**AMENDED HOLDOVER USE PERMITS** for the following: **1)** fairground; **2)** recreational facility with accessory food, beverage, retail sales, and on-premise consumption of alcohol; and **3)** live entertainment.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced on-site parking; **2)** waive mechanical equipment screening; **3)** waive landscaping and screening; and **4)** waive off-site improvements (curb, gutter, sidewalk, streetlights, and reduced paving) (previously not notified).

**DESIGN REVIEW** for a fairground and recreational facility including bleachers, modular buildings and other temporary structures on 20.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Thomas Edison Drive and Bruce Woodbury Drive within Laughlin. SS/al/ml (For possible action)

To BCC on 09/04/13

**Zoning Appeal Process:** Planning Commission and Board of County Commission meetings are both held at the Clark County Government Center, Commission Chambers, 500 S. Grand Central Parkway, Las Vegas, NV 89155-1841. Planning Commission Meetings are scheduled on the first & third Tuesdays of each month and the following Thursdays at 7:00 PM. Board of County Commissioners Zoning Meetings is scheduled on Wednesdays at 9:00 AM following the first & third Tuesdays of each month. *If you appeal a Planning Commission action, you must be present at the Board of County Commissioners meeting to present your appeal.* Appeals are made by filling out a "Filing an Appeal" form, available from the Department of Comprehensive Planning, Current Planning Division. You may call Current Planning at (702) 455-4314 to request the form. Once in the automated phone system, press Option #2, listen closely to the options and press Option #2 again. This will connect you to a person who can help you with the appeal form. Once you have filled out the appeal form, fax it to (702) 455-3271, then call (702) 455-4314 to verify the appeal form was received and ask when it will be heard by the Board of County Commissioners. *Appeals must be done within five (5) judicial (business) days from the time the item was heard by the Planning Commission.*

**Tony Celeste** (Kaempfer, Crowell, Renshaw, Gronauer & Fiorentino Attorneys at Law) and **Jeff Pfeiffer** (Marnell Properties, Colorado Belle and Edgewater Resorts) represented Applicant, Marnell Properties. 20-acre property is located basically on the northeast corner of Bruce Woodbury and Thomas Edison Drives. (All written materials were given to Town Manager's Office staff.) **Mr. Celeste** indicated the owners of the property have been working with the LVCVA to relocate the temporary event center located between River Palms and the Golden Nugget Resorts to the proposed site included in this agenda item. It will be a more permanent venue. He then showed various design scenarios based upon the potential number of event attendees. This open-air event center can be arranged to accommodate from 5,000 to 22,000 attendees. Access will be only from Woodbury Drive and there will be an internal staging area.

Applicant is asking for a reduction of parking to zero and proposing buses to shuttle participants and attendees from the parking lots of the Colorado Belle, Edgewater and this particular site as per a written agreement. They are also asking for a full waiver of off-sites because there are attached sidewalks and gutters already along Woodbury Drive. Since there will be no ingress or egress along Edison Drive, applicants are asking for the waiver along that roadway.

When asked about having the ability to effectively evacuate a large number of people if necessary, **Mr. Celeste** said all requirements will be addressed in the mandated traffic study and plan to be submitted. He indicated there are internal roadways that allow them to maneuver.

Restrooms will be in portable buildings and will be moved as needed. However, the restrooms and other temporary structures will likely stay in place during certain seasons when there are planned events. The seating can be reconfigured according to need. Flip base seating on a track will be used. The food and beverage areas will be permanent but will be also flexible.

LTAB members asked for several clarifications and expressed concern that the facility and its surroundings will still look nice five (5) years down the line. There was brief discussion on the need for screening of equipment for which a waiver has been requested. Applicant indicated they are willing to return to the TAB in two years. The following motions were made:

**Under Waiver of Development Standards –**

**Fred Doten** moved and **James Vincent** seconded with the motion passing unanimously to recommend allowing first: a) a reduction in on-site parking to zero spaces where 5,468 spaces are required and b) off-site parking in conjunction with the proposed fairground and recreational facility;

Secondly, **Fred Doten** moved and **James Vincent** seconded with the motion passing unanimously to recommend waiving requirements for mechanical equipment screening.

Thirdly, **Fred Doten** moved and **James Vincent** seconded with the motion passing unanimously to recommend waiving a) landscaping and screening along Thomas Edison Drive and Bruce Woodbury Drive where landscaping is required per Figure 30.64.17 and b) requirements for parking lot landscaping where landscaping per Figure 30.64.14 is required;

And finally, **Fred Doten** moved and **Roger Burtraw** seconded with the motion passing by a 2 to 1 vote with James Vincent dissenting to recommend not waiving off-site improvements on Thomas Edison Drive.

**Under the Amended Holdover Use Permits:**

**Fred Doten** moved and **James Vincent** seconded with the motion passing unanimously to recommend approval of the Use Permits for the 1) fairground, 2) recreational facility with accessory food, beverage, retail sales and on-premise consumption of alcohol; and 3) live entertainment.

**Under Design Review:**

**James Vincent** moved and **Fred Doten** seconded with the motion passing unanimously to recommend approval of the design review for the fairground and recreational facility including bleachers, modular buildings and other temporary structures on the 20.0 acres in an H-1 Overlay District. Further members of the Laughlin Town

Advisory Board stipulated that should there be any significant change(s) made to the design of these facilities, the Applicant will come back before the Town Advisory Board.

**7. COMMITTEE REPORTS:**

- A.** Community Development: **James Vincent, Co Chair**  
No report.
- B.** Parks & Recreation: **Vacant**  
No report.
- C.** Public Safety: **Vacant**  
No report.
- D.** Public Works: **Fred Doten, Co Chair**  
**Fred Doten**, Co-Chair, summarized the meeting. The Committee discussed possible future speakers. Next meeting will be Tuesday, August 20, 2013 and the Regional Flood Control District will attend to provide a report concerning future projects.
- E.** Social Services: **Roger Burtraw, Co Chair**  
**Roger Burtraw**, Co-Chair, said the Committee received a report from **Roger Reimer**, local VFW commander. **Commander Reimer** discussed the differences between the American Legion and the VFW. Their group does two raffles each year as fundraisers and contributes the proceeds to various activities and organizations. The Committee also received a report from **Joe Marr** that the airport is being expanded. Their next meeting will be on August 20, 2013 at the Colorado River Food Bank. The Committee members will tour the Silver Rider Facility.

- 8. COMMENTS BY THE GENERAL PUBLIC: This is a period for the Public to comment on items within the jurisdiction of the Laughlin Town Advisory Board, but not appearing on this agenda. If any member of the Board wishes to extend the length of their comments, this will be done by the Chairman, or the Board by majority vote. When speaking during a specific item or during the Public Comments sessions, please step up to the speaker's podium, clearly state your name and address – please spell your name for the record – and limit your comments to no more than three (3) minutes. No vote may be taken on any matter not listed on the posted agenda.**

- 9. NEXT POSSIBLE MEETING DATE: The next regular scheduled meeting is Tuesday, September 10, 2013 at 1:30 P.M., Regional Government Center, 101 Civic Way, Laughlin, Nevada. Agenda items due no later than August 28, 2013.**

**10. ADJOURNMENT**

=====

- I. THE REGULAR MEETINGS OF THE LAUGHLIN TOWN ADVISORY BOARD OF CLARK COUNTY, NEVADA, SHALL GENERALLY BE HELD ON THE SECOND TUESDAY OF EACH MONTH. ADDITIONALLY A MEETING NORMALLY SHALL OCCUR ON THE LAST TUESDAY OF EACH MONTH UNLESS FORMALLY CHANGED TO ANOTHER DAY OF THE WEEK. WHEN THERE ARE LAND USE ITEMS TO BE DISCUSSED. THE MEETINGS ARE VIDEO-TAPED BY THE LAUGHLIN TOWN MANAGER'S OFFICE AND SHOWN ON CHANNEL 14. FOR PROGRAMMING INFORMATION, CALL THE LAUGHLIN TOWN MANAGER'S OFFICE AT (702) 298-0828. THE LAUGHLIN TOWN MANAGER'S OFFICE KEEPS THE OFFICIAL RECORD OF ALL PROCEEDINGS OF THE LAUGHLIN TOWN ADVISORY BOARD.
- II. IN ORDER TO MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL PROCEEDINGS, ANY PHOTOGRAPH, MAP, CHART, OR ANY OTHER DOCUMENT USED IN ANY PRESENTATION TO THE BOARD SHOULD BE SUBMITTED TO THE LAUGHLIN TOWN MANAGER'S OFFICE. IF MATERIALS ARE TO BE DISTRIBUTED TO THE LAUGHLIN TOWN ADVISORY BOARD, PLEASE PROVIDE SEVEN (7) COPIES FOR DISTRIBUTION TO THE LAUGHLIN TOWN ADVISORY BOARD (FIVE COPIES), AND THE LAUGHLIN STAFF TABLE (TWO COPIES).
- III. THE TOWN HALL IS ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES.
- IV. **COMMENTS BY THE GENERAL PUBLIC:** A PERIOD DEVOTED TO COMMENTS BY THE GENERAL PUBLIC ABOUT MATTERS RELEVANT TO THE BOARD'S JURISDICTION WILL BE HELD. NO VOTE MAY BE TAKEN ON A MATTER NOT LISTED ON THE POSTED AGENDA. COMMENTS WILL BE *LIMITED TO THREE MINUTES*. PLEASE STEP UP TO THE SPEAKER'S PODIUM, CLEARLY STATE YOUR NAME AND ADDRESS AND PLEASE SPELL YOUR LAST NAME FOR THE RECORD. IF ANY MEMBER OF THE BOARD WISHES TO EXTEND THE LENGTH OF A PRESENTATION, THIS WILL BE DONE BY THE CHAIRMAN OR BY THE BOARD BY A MAJORITY VOTE. *ALL COMMENTS BY SPEAKERS SHOULD BE RELEVANT TO BOARD ACTION AND JURISDICTION.*