

# TAB Meeting with Public Works

## Attachment 1

The Enterprise TAB request two board members to meet with Public Works.

### What is the status of improvement plans for arterials?

- Decatur Blvd south of Warm Springs
- Jones Blvd south of Blue Diamond Rd.
  - including the north bound lanes at Blue Diamond Rd.
  - realignment of Oleta Ave.
- Buffalo south of Warm Springs to Blue Diamond Rd.
- Durango Dr./Blue Diamond Rd. intersection
- Cactus Ave. adjacent to regional park.
- Valley View Blvd. north of Blue Diamond Rd.
- Warm Springs Rd. between Decatur Blvd. to Dean Martin Dr.

Insulation of LED street lights?

### Discussion items:

- Traffic
  - Speed limits that are not consistent along an arterials or collectors.
  - Single lane sections of arterial are a significant traffic impediment with rapidly increasing traffic volume.
  - What are traffic mitigation measures that are recommended by Public Works that can be employed in the RNP-1 areas?
  - What is the process to have them installed?
  - How to mitigate potential traffic problems at due to charter schools and church traffic within or adjacent to RNP-1.
  - Arterials and collectors that narrow to one lane
- **Local street vacations.**
  - See attachment 1
- **Grading**
  - Enterprise has a significant slope that must be considered when planning a project.
  - Grading Design Reviews do not provide the TAB with sufficient information.

## LOCAL ROADS

What is the criteria for the vacation of local roads?

Is County Comprehensive Transportation policy being followed?

TAB Comments:

The TAB has observed the effects below due to local road alignment/ right-of-way vacations.

- Drives changes to established land plan
- Loss of sites reserved for public use due to reduced access
- Future projects limited due to poor traffic flow patterns.
- Limited connectivity creates longer drives.
- The inability to handle future traffic loads.
- Increased traffic in some neighborhoods

In most cases, the TAB does not receive sufficient staff analysis to justify the street alignment removal. Instead, the TAB is presented with the two conditions:

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### Public Works

Staff has no objection to the vacation of patent easements that are not necessary for site, drainage or roadway development.

### Fire Department

This department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

These 2 conditions provide very little if any guidance for the TAB recommendations:

In many applications reviewed by the TAB:

- The area is not sufficiently developed to determine which street alignments are required.
  - Emergency access
  - Traffic flow
  - Access to future public facilities.
- The local road alignments are vacated simply to give the developer a few more houses.
- The applicant will argue, Public Works does not require the local road dedication.
- There is little, or no guidance/support provided for the local streets required by the count or regional agencies.
  - The reservation or plan requires access by local streets or alignments.
  - Reduced opportunity for change, we are running out of plan where public facilities can be located.
  - Enterprise lack public facilities.

In some cases there are valid reasons to vacate a local road alignment. One example is the cul-de-sac installed on Chartan Ave. west of Bermuda Ave. This was recommended by the TAB to present cut through traffic from Liberty High School in the RNP-1.

Local road alignments should not be vacated until a thorough analysis determines the effects on the neighborhoods and the area economic development.

## GRADING

Preliminary drainage studies do not provide adequate information for a Town Board to reach an informed recommendation. The current handling of grading plans is essentially no different than previous methods. There is no opportunity for public input.

The Development Review analysis provided by Public Works is too vague.

"This information is based on preliminary data to set the worst-case scenario. Staff will continue to evaluate the site through the technical studies required for the application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals."

The paragraph noted above, eliminates the public conversation for grading and flooding.

The grading information is so vague that we do not have enough information to discuss at the public Town Advisory Board meetings. The projects grading may affect decisions on the Design Review.

If Public Works staff finds an alternate design for grading, is there public notice or the opportunity for public input. Does this apply to the condition for a significant change to plan? What is considered a significant change to plan?

Grading for new developments next to established residential and commercial properties frequently creates issues with finished grade elevation differences, shared walls and redundant walls.

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Does Public Works take into consideration the finished grade of existing property when analyzing new development?

What criteria does Public Works utilize when analyzing a new development that is adjacent to established residential or commercial property?

Are aesthetics of an application ever analyzed?

### **Vacation and Abandon: Public Works-Development Review Analysis**

"Staff has no objection to the vacation/abandon of XXXXX that are not necessary for site, drainage or roadway development"

This statement is frequently used in the Public Works analysis. It would be advantageous to hear a more detailed analysis from Public Works. The analysis should include the property history, present and plans from the Public Works prospective.

Are we vacating areas that may not be "necessary" for smart development of an area?

Is there a holistic vetting process in place when analyzing large areas? Not application by application.

The justification on, burden and intent of a vacation/abandon application should be the responsibility of the developer when asking for waivers and deviations to Clark County Standards. It would be beneficial if these application requests were thoroughly explained in the staff analysis.