



Spring Valley Town Advisory Board

February 27, 2018

MINUTES

Board Members: John Getter – **PRESENT** Darby Johnson, Jr. – **EXCUSED**
 Dee Gatliff – Vice Chair – **EXCUSED** Angie Heath Younce – Chair – **PRESENT**
 Mike Hessling – **PRESENT**

Secretary: Carmen Hayes 702-371-7991 chayes@yahoo.com

County Liaison: Mike Shannon, 702 455-8338, mds@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call (see above)

The meeting was called to order at 6:30 p.m.
Mark N. Donohue, Current Planning

II. Public Comment

None

III. Approval of February 13, 2018 Minutes

Motion by: John Getter
Action: **APPROVE** minutes as submitted.
Vote: 3-0/ Unanimous

IV. Approval of Agenda for February 27, 2018

Motion by: John Getter
Action: **APPROVE** agenda after noting items 8 and 9 would be held until March 27, 2018.
Vote: 3-0/ Unanimous

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events (for discussion)

Mike announced the Ground Breaking ceremony for Desert Diamonds Baseball Complex at Mountain Edge February 28, 2018 at 10:00am.

VI. Planning & Zoning

1. **UC-18-0033-ALAN SEIDEMAN TRUST:**
USE PERMIT for a place of worship.
DESIGN REVIEW for a place of worship on 2.5 acres in a R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Mohawk Street and the south side of Quail Avenue (alignment) within Spring Valley. SS/gc/ml (For possible action) **03/06/18 PC**

Motion by: Mike Hessling

Action: **APPROVE Use Permit and DENY Design Review** with staff recommendations and the additional conditions submitted for the record by Mike Hessling:

1. No outdoor loud speakers, outdoor microphones or amplified sound including amplified bells, bell recordings, music or other sounds to be electronically amplified and broadcast outdoors.
2. No outside activities, services or events.
3. The site lighting may consist of a combination of pole mounted lights or bollard lighting; the pole mounted lights will be a maximum of 15 feet high with motion sensors; the exterior building lighting to consist of wall sconces, recessed up-lights, or accent lighting; all lighting to be in the “soft” color range, with no “white” or high lumen color; all lighting will be shielded or directed to prevent light from shining onto current or planned future residential uses as required by Title 30; the applicant shall prevent any adverse lighting impacts to adjacent residential uses; the applicant to provide a lighting analysis showing that little or no site lighting from the property will be visible from the adjacent residential uses; the suggested site lightings and mounted poles must comply with the Clark County ordinance and codes to comply with regulatory issues.
4. No day care.
5. No K-12 school.
6. No overnight services or events.
7. Place of worship only; no commercial activities. No rental of the facility, or parking lot for parties or other activities
8. Signage subject to a Design Review as a Public Hearing.
9. Intense, mature landscaping to be provided. Intense landscaping buffer to be included along all property lines of no less than 20 feet with 36 inch box trees to be agreed upon with the neighbors.
10. All block walls on the south, west, and north sides will be decorative and no less than 8 foot. Any walls and fencing on the east side to be decorative.
11. One year review to determine if all conditions are being met
12. Hours of operation for Community Center/Place of Worship limited to 8 am to 10 pm.

13. Traffic study to be conducted to include evaluation of all traffic anticipated to be generated inside the RNP, with recommendations for traffic calming measures in the RNP.
14. Off-sites to be developed to rural standards per Clark County Uniform Standard drawing #209 (32 feet of paving on centerline with no curb, gutter, sidewalks, or streetlights) on the eastern property line. If for any reason additional offsite improvements are required by the BCC, sidewalks will be detached, and no street lights will be installed.
15. Maximum occupancy during services or events not to exceed the maximum occupancy allowed by Building and Fire Codes.
16. A parking study will be conducted and the results provided to the neighbors if they request a copy. Parking to be provided to account for 300 occupancy and not just the minimum required under code that is based on the facility square footage.
17. All parking to be onsite on paved areas. Absolutely no parking will be permitted on unpaved areas, anywhere along Mohawk, Oquendo, or in the residential culdsac's. "No Parking during Church Activities" signs will be posted along Mohawk.
18. If multiple worship services are held on the same day, a minimum of a one (1) hour gap is required from the end of one service to the beginning of the next service in order to minimize traffic and parking issues.
19. If a commercial septic system is approved for this site, neighbors to receive an appropriate engineering report stating there will be no adverse impacts on any residential wells. If a septic system is approved, site parking cannot be reduced to accommodate a leach field. Any septic system, must consider the anticipated size of the congregation and not just the planned number of fixtures.
20. If sewer lines are required, a stub in to their property line will be provided to any existing neighbor along Mohawk (north of Oquendo) or in the residential culdsac across from the site who requests one.
21. A water stub in to their property line will be provided to any existing neighbor along Mohawk (north of Oquendo) or in the residential culdsac across from the site who requests one.
22. ACON to complete Mohawk between its current terminus and Russell, pending agreements with the abutting parcel owners to dedicate the land for the street. ACON will use its best efforts to require its congregants to exit to Russell via Mohawk to the north only. The final 300 foot portion of Mohawk to have full off sites.
23. Traffic calming devices will be added at Mohawk and Oquendo (4 way stop or other).
24. The use permit to expire if work is not commenced in 24 months.
25. If study or designed parking reduced or change of ownership or congregation return for a Public Hearing Design Review.

Vote: 3-0/ Unanimous

2. **VS-18-0057-CHURCH ETHIOPIAN ORTHODOX:**
VACATE AND ABANDON a portion of a right-of-way being Ponderosa Way located between Westwind Road and Lindell Road within Spring Valley (description on file). SS/co/ml (For possible action) **03/06/18 PC**

Motion by: John Getter

Action: **DENY**

Vote: 3-0/ Unanimous

3. **VS-18-0069-DIGNITY HEALTH:**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road and between Cimarron Road and Gagnier Boulevard within Spring Valley (description on file). SS/tk/ml (For possible action) **03/20/18 PC**

Motion by: Angie Heath Younce

Action: **APPROVE** per staff recommendations

Vote: 3-0/ Unanimous

4. **VS-18-0070-EQ DURANGO, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Durango Drive located between Briova Drive and Sunset Road within Spring Valley (description on file). SS/co/ml (For possible action) **03/20/18 PC**

Motion by: Angie Heath Younce

Action: **APPROVE** per staff recommendations

Vote: 3-0/ Unanimous

5. **VS-18-0083-HINES BROTHERS, LLC:**
VACATE AND ABANDON easement of interest to Clark County located between Rimpacific Circle and Lindell Road, and between Eldora Avenue and Sahara Avenue within Spring Valley (description on file). SB/co/ml (For possible action) **03/20/18 PC**

Motion by: John Getter

Action: **APPROVE** per staff conditions

Vote: 3-0/ Unanimous

6. **AR-18-40025 (UC-0647-15)-PRAIRIE DOG, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for tire sales and installation in a C-2 zone.
DESIGN REVIEW for a tire sales and installation facility on 1.3 acres in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the southwest corner of Durango Drive and Maule Avenue within Spring Valley. SB/bk/ml (For possible action) **03/21/18 PC**

Motion by: John Getter

Action: **APPROVE** per staff conditions

Vote: 3-0/ Unanimous

7. **DR-18-0099-WALTERS GROUP, ET AL:**
DESIGN REVIEW for a gasoline station consisting of a fuel canopy and attendant kiosk on a 0.8 acre portion of an overall 40.0 acre shopping and office center in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the south side of Warm Springs Road, 1,300 feet east of Durango Drive within Spring Valley. SS/dg/ml (For possible action) **03/21/18 PC**

Motion by: Mike Hessling
Action: **APPROVE** per staff conditions
Vote: 3-0/ Unanimous

8. **TM-18-500019-CENTURY RHODES RANCH GC, LLC:**
TENTATIVE MAP consisting of 30 single family residential lots, 2 open space lots, and 4 common lots on a portion of 33 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located 120 feet west of Durango Drive, and the north sides of Rhodes Ranch Parkway and Pine Shores Parkway within Spring Valley. SB/md/ml (For possible action) **03/21/18 PC**

HELD by applicant request to the March 27, 2018 Spring Valley TAB meeting

9. **UC-18-0109-CENTURY RHODES RANCH GC, LLC:**
USE PERMIT for modified residential development standards in conjunction with a single family development.
DESIGN REVIEW for a single family residential development on a portion of 33 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located 120 feet west of Durango Drive, and the north sides of Rhodes Ranch Parkway and Pine Shores Parkway within Spring Valley. SB/md/ml (For possible action) **03/21/18 PC**

HELD by applicant request to the March 27, 2018 Spring Valley TAB meeting

10. **WS-18-0093-SUNSET & DURANGO PARTNERS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit an alternative pedestrian walkway; and **2)** reduce a portion of street landscaping along Sunset Road.
DESIGN REVIEWS for the following: **1)** shopping center including a movie theater (Galaxy) and a subterranean parking garage; and **2)** permit alternative parking lot landscaping on 10.0 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the north side of Sunset Road, 400 feet west of Durango Drive within Spring Valley. SB/mk/ml (For possible action) **03/21/18 PC**

Motion by: Angie Heath Younce
Action: **APPROVE** per staff recommendations.
Vote: 3-0/ Unanimous

VII. General Business:

VIII. Public Comment:

NONE

IX. Next Meeting Date

The next regular meeting will be March 13, 2018 at 6:30 p.m.

X. Adjournment

The meeting was adjourned at 8:41 p.m.