



Spring Valley Town Advisory Board

March 13, 2018

MINUTES

Board Members: John Getter – **PRESENT** Darby Johnson, Jr. – **PRESENT**
 Dee Gatliff – Vice Chair – **PRESENT** 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 6:35 p.m.
Lorena, Current Planning

II. Public Comment

None

III. Approval of February 27, 2018 Minutes

Motion by: **Dee Gatliff**

Action: **APPROVE** minutes as submitted.

Vote: 4-0/ Unanimous, with John Getter not present for the vote

IV. Approval of Agenda for March 13, 2018

Motion by: **Dee Gatliff**

Action: **APPROVE** after noting item 1 would be held until March 27, 2018

Vote: 4-0/ Unanimous, with John Getter not present for the vote

V. Informational Items

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

None

VI. Planning & Zoning

1. **VS-18-0150-DURANGO 4 15, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Bonita Vista Street and between Spanish Ridge Avenue and Russell Road within Spring Valley (description on file). SB/tk/ml (For possible action) **04/03/18 PC**

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

2. **WS-18-0136-VICIC, BRAD J. & JAHYME F.:**
WAIVER OF DEVELOPMENT STANDARDS for public water service requirement with a minor subdivision map on 0.94 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-65) Zone in the CMA Design Overlay District. Generally located on the west side of Westwind Road and the north side of Sobb Avenue within Spring Valley. SS/lm/ml (For possible action) **04/03/18 PC**

Motion by: Darby Johnson
Action: **APPROVE** as presented
Vote: 5-0 / Unanimous

3. **AR-18-400029 (UC-0382-17)-SUNSET POST MEDICAL CENTER, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing commercial building on 2.4 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Post Road, 400 feet east of Quarterhorse Lane within Spring Valley. SB/lm/ml (For possible action) **04/04/18 BCC**

Motion by: Dee Gatliff
Action: **APPROVE** per staff conditions and removal of time limit
Vote: 5-0 / Unanimous

4. **UC-17-1001-WELLS CARGO, INC.:**
USE PERMITS for the following: **1)** permit proposed and existing accessory structures not architecturally compatible with the principal building; and **2)** deviate from applicable design standards per Table 30.56.2A for accessory structures.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce separation between accessory structures; **2)** reduce setback; **3)** waive parking lot landscaping; and **4)** allow non-standard improvements (parking, landscaping, and fencing) in the right-of-way.
DESIGN REVIEW of accessory structures in conjunction with an existing sand and gravel mine on 143.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north and south sides of Spring Mountain Road and on the west side of Tenaya Way within Spring Valley. SB/lm/ml (For possible action) **04/04/18 BCC**

Motion by: Mike Hessling
Action: **APPROVE** per staff conditions and an 18-month review to address perimeter enhancement
Vote: 5-0 / Unanimous

VII. General Business:

NONE

VIII. Public Comment:

A comment was made that on two separate occasions in the past Wells Cargo sought approval of a waiver to build a 9 foot wall/chain-link fence on the perimeter of both the north and south parcels. According to the speaker, Wells let the applications expire.

Another citizen in attendance complained about the orange snow fence on the Wells Cargo property, along Tenaya, as well as graffiti that has not been covered.

A third neighbor commented that Wells Cargo has received waivers for the last 30 years that incrementally approved illegal uses on-site and ultimately Wells Cargo is a public health crisis.

A fourth comment was made expressing disappointment that the Town Board did not comment on RE zoning when approving UC-17-1001.

A fifth neighbor commented that those opposed to Wells Cargo would be more effective if the group stuck to issues because emotionally charged presentations tend to stray from the topic. The speaker went on to say that a dialogue is necessary to create a healthy place to live.

The final speaker claimed the Town Board is not representing neighbors in reference to Wells Cargo as the facility is not allowed on RE zoned land. The speaker also complained Wells Cargo operates 24 hours per day and does not accept calls from neighbors trying to complain about noise and dust.

IX. Next Meeting Date

The next regular meeting will be March 27, 2018 at 6:30 p.m.

X. Adjournment

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