



Spring Valley Town Advisory Board

March 28, 2017

MINUTES

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

Secretary: Kitty Hearst (702)255-5440 ladyengineer@embarqmail.com **PRESENT**

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

I. Call to Order, Pledge of Allegiance and Roll Call

Angie Heath Younce called the meeting to order at 6:37pm

II. Public Comment

None

III. Approval of March 28, 2017 Minutes

Moved by: John
Action: Approved
Vote: 5/0 Unanimous

IV. Approval of Agenda for April 11, 2017

Moved by: Dee
Action: Approved
Vote: 5/0 Unanimous

V. Informational Items

- I. Firefighter recruitment meeting Wednesday April 12, 2017 at Mountain Crest Community Center 4701 North Durango from 2:00pm to 5:00pm.”**Presented by Mike Shannon**

Board & Other Comments:

Clark County Parking Study Phase 2 Presented by Jared Tasko, Clark County Senior Planner

Audience Comments: JD Allen, parking spaces are currently designed for full size auto.

Mike Shannon, Clark County has larger area than other counties.

Spring Valley Tab Board Comments:

John Getter: Congratulations on 28 pages on parking, however this study is not necessary.

- Referred to Clark County as a suburban rather than urban area. This report assumes transit that can accommodate individual needs, which does not exist, not enough routes to allow individuals to use.
- No parking structures mentioned in the study.
- Incentives: Section K
- Employers demonstrated use and need for showers for employees who ride bicycles
- 30.6.2 - Why exempt major businesses such as Resorts & Hotels, they are already exempt because of unique operation.
- Priced Parking: why decrease the general demand, cost of living goes up, standard of living goes down.

Other Points:

- Lighting does it meet the dark ceiling, energy standards etc? Jared, yes lighting meets county design standards.
- RUD development impaired parking.
- Define private street (HOA)?
- Section K #3 - Why should be incent vision parking?
- Table 30.6.1 - Place of worship number of buildings, size and number of people determined by fire code.
- Co-location (current push) for medical/recreational marijuana.
- Parking for high school and other schools need area needs designated area for student pickup.

John went on to review the entire document (Clark County Parking Study Phase 2) presented by Jared Tasko asking general questions for each which are to many to mention here. Bottom line “This is not ready based on these assumptions.

Mike Hessling: Appreciate comments John made. I’d say “ditto” to his general comments, not enough parking, developers want to lessen spaces, “Not enough parking”. Have a need to find ways to make situation better.

Darby Johnson Jr.: Agree with John & Mike, reduced bike means extensive connections bike paths, needs to be scrapped.

Dee Gatliff: Based on history in Huston Texas, can’t ride the bus. HOV lanes people can’t use. Huston has not available parking or parking structures. Charging for parking/developments narrows Street – long walks to destination. Question one bus in hot climate rapid transit?

Angie Heath Younce: One area mixed use concept has not taken off in Las Vegas very well. Business changed 80% use. Incentive favors for builder to build underground parking. Motorcycle parking in lots, need more handicap, seems everyone has a handicap placard. Charging for parking incentive - more effect on Mom & Pop lots, can be a Hugh issue as fee inhibits budgetary bottom line. If one business does it all others will follow.

John Getter cost of living goes up/ standard of living goes down.

05/02/17 PC

1. **UC-0185-17 – REYNOLDS FAMILY 1996 TRUST:**
USE PERMIT for a proposed minor training facility within an existing office complex on 0.5 acres in a C-P (Office & Professional) Zone. Generally located on the north side of Spring Mountain Road and 320 feet west of El Camino Road within Spring Valley. SB/lm/ml (For possible action) **05/02/17 PC**

6:50 pm moved to place at end of Planning & Zoning hearing this evening.

Moved by: Angie
Action: Approved
Vote: 5/0 Unanimous

8:50 pm moved to move to the April 28, 2017 meeting and place at end of list.

Moved by: Angie
Action: Approved
Vote: 5/0 Unanimous

2. **UC-0193-17 – 7235 INVESTMENT, LLC:**
USE PERMIT for a food cart (shaved ice) not located within an enclosed building.
DESIGN REVIEW for a food cart (shaved ice) in conjunction with an existing auto maintenance facility and car wash on 1.1 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Rainbow Boulevard and 470 feet north of Warm Springs Road within Spring Valley. SS/lm/ml (For possible action) **05/02/17 PC**

Moved by: Dee
Action: Approved with staff conditions
Vote: 5/0 Unanimous

3. **UC-0208-17 – PROP II, LLC:**
USE PERMIT for a day spa within an existing office park on 0.3 acres in a C-P (Office & Professional) Zone in the MUD-3 Overlay District. Generally located on the west side of Montessori Street, 200 feet south of Sahara Avenue within Spring Valley. SB/lm/ml (For possible action) **05/02/17 PC**

Moved by: Dee
Action: Approved with staff recommendations
Vote: 5/0 Unanimous

4. **VS-0187-17 – UNLV RESEARCH FOUNDATION:**
VACATE AND ABANDON a portion of a right-of-way being Sunset Road located between Jim Rogers Way and Durango Drive within Spring Valley (description on file). SS/co/ja (For possible action) **05/02/17 PC**

Moved by: Angie
Action: Approved with staff recommendations
Vote: 5/0 Unanimous

5. **VS-0189-17 – KB HOME LV DURANGO ROBINDALE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Robindale Road and Windmill Lane and between Durango Drive and Cimarron Road (alignment) within Spring Valley (description on file). SS/jvm/ja (For possible action) **05/02/17 PC**

Moved by: Dee
Action: Approved with staff recommendations
Vote: 5/0 Unanimous

6. **WS-0178-17 – MREC WRG VISTAVIEW, LLC, ET AL**
WAIVER OF DEVELOPMENT STANDARDS for increased wall height in conjunction with an approved single family residential development on a portion of 5.3 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Oquendo Road, 300 feet east of Durango Drive within Spring Valley. SS/pb/ma (For possible action) **05/02/17 PC**

Moved by: Dee
Action: Approved with staff recommendations
Vote: 5/0 Unanimous

05/03/17 BCC

7. **UC-0048-16 (AR-0035-17) – PATCHIN PICTURES, LLC:**
USE PERMITS FIRST APPICATION FOR REVIEW for the following: 1) temporary outdoor commercial sales; 2) allow 2 events in a calendar month; and 3) allow temporary structures (tents) in conjunction with an existing business (photographic and picture sales) on 0.8 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Jones Boulevard, 250 feet south of Palmyra Avenue within Spring Valley. SB/co/ml (For possible action) **05/03/17 BCC**

Moved by: Angie
Action: Approved with staff removal of item and staff recommendations
Vote: 5/0 Unanimous

8. **VS-0194-17 – CENTURY COMMUNITIES OF NEVADA, LLC:**
VACATE AND ABANDON portions of a right-of-way being Seeliger Street located between Ford Avenue (alignment) and Augusta Course Avenue within Enterprise and Spring Valley (description on file). SB/rk/ja (For possible action) **05/03/17 BCC DR-0158-17 SOUTHERN HILLS MEDICAL CENTER (Item # 6 from March 28th agenda) REVIEW** for a proposed freestanding sign with a video

message unit (LED screen) to replace an existing freestanding sign with a video message unit (LED screen) in conjunction with an emergency medical care facility within an existing commercial center on 1.6 acres in a C-1 (Local Business) Zone. Generally located on the west side of Fort Apache Road, 300 feet south of Desert Inn Road within Spring Valley. SB/al/ml (For possible action) **04/19/17 BCC**

Moved by: Dee

Action: Approved with staff recommendations

Vote: 5/0 Unanimous

9. **DR-0158-17 SOUTHERN HILLS MEDICAL CENTER** (Item # 6 from March 28th agenda) REVIEW for a proposed freestanding sign with a video message unit (LED screen) to replace an existing freestanding sign with a video message unit (LED screen) in conjunction with an emergency medical care facility within an existing commercial center on 1.6 acres in a C-1 (Local Business) Zone. Generally located on the west side of Fort Apache Road, 300 feet south of Desert Inn Road within Spring Valley. SB/al/ml (For possible action) **04/19/17 BCC**

Moved by: Angie

Action: Denied – applicant did not attend last 2 meetings.

Vote: 5/0 Unanimous

VII General Business

None

VIII Public Comment

None

IX. Next Meeting Date

The next regular meeting will be April 25, 2017, at 6:30pm

X Adjournment

Moved by: Angie

Action: Approved

Vote: 5/0 Unanimous

The meeting was adjourned at 8:16 p.m.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Desert Breeze Community Center, 8275 W. Spring Mountain Rd.

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS

STEVEN SISOLAK, Chair—CHRIS GIUNCHIGLIANI, Vice-Chair

SUSAN BRAGER—LARRY BROWN—MARILYN KIRKPATRICK—MARY BETH SCOW—LAWRENCE WEEKLY

DON BURNETTE, County Manager