



Spring Valley Town Advisory Board

April 11, 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 April 11, 2017 Minutes

Moved by: Angie Heath Younce
Action: Approved with noted corrections
Vote: 5/0 Unanimous

IV. Approval of Agenda for April 25 , 2017

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

V. Informational Items

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

VI Planning & Zoning

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

Moved by: Angie Heath Younce to trail until end of the Planning & Zoning agenda.
Action: Approved
Vote: 5/0 Unanimous

End of evening:

Moved by: Angie Heath Younce to hold until April 25, 2017, meeting for Planning & Zoning.
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 Gatliff
Action: Approved with staff recommendations
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 Montessouri Street, 200 feet south of Sahara Avenue within Spring Valley. SB/lm/ml (For possible action) 05/02/17 PC

Moved by: Dee Gatliff
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 Heath Younce
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 Gatliff
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 Gatliff

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 APPLICATION 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 Heath Younce

Action: Approved with staff recommendations to remove time & with 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 Gatliff

Action: Approved with staff recommendations

Vote: 5/0 Unanimous

9. **DR-0158-17 SOUTHERN HILLS MEDICAL CENTER (Item # 6 from March 28th agenda) DESIGN 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 Heath Younce

Action: Denied as applicant has failed to attend last two meetings.

Vote: 5/0 Unanimous

VII General Business

Jared Tasko lead a discussion and answered questions related to the proposed ordinance to update parking requirements and design standards. In summarizing the proposed ordinance, Mr. Tasko indicated it was based on best practices, comparisons with other jurisdictions and stakeholder meetings. Board members expressed concern the study was not necessary and did not adequately clarify what problems the ordinance actually addresses.

The Board members expressed concern the study appeared based on a premise Clark County and in particular Spring Valley is an urban environment when, according to the Town Advisory Board, Clark County functions more like a series of suburban areas. Insufficient capacity of the Clark County mass transit system cannot support modeling assumptions within the proposed ordinance according to comments of Board members. No emphasis for the development of commercial parking structures coupled with incentivizing paid parking were noted as concerns that if implemented increase the cost of living while lowering the standard of living for Spring Valley residents.

Town Board members indicated that if proposals within the ordinance are difficult for larger properties they are even more onerous for small commercial facilities. Other areas noted as needing additional work were dark ceiling and energy standards, as well as ratios within unique zoning districts such as RUD. Of particular concern was ongoing reliance on square footage to determine required parking ratios rather than considering specific uses and fire code capacity. The lack of consideration related to potential co-location of medical and anticipated retail recreational marijuana dispensaries was also pointed out as another reason for further study.

The Spring Valley Town Advisory Board formally recommended the proposed ordinance not move forward to the Board of County Commissioners at this time as the document is incomplete. In summary, the Board felt there is currently not enough parking as a general rule, including motorcycle and handicap parking.

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 Heath Younce

Action: Approved

Vote: 5/0 Unanimous

The meeting was adjourned at 8:16p.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/>