



Red Rock Citizens Advisory Council

MEETING MINUTES



Date & Time: Wednesday, July 27, 2010 at 7:00PM

Location: Blue Diamond Recreation Hall, Village Blvd., Blue Diamond, NV 89004

BOARD MEMBERS PRESENT:

- Barbara Luke, Chair
- Max Heeman, Vice-Chair
- Evan Blythin
- Robert Matthews
- Susan Sellmann
- Michele Bilodeau, Secretary

POSTING LOCATIONS:

- Blue Diamond Library
- Blue Diamond Post Office
- Blue Diamond Village Market
- Calico Basin Mailboxes
- Kulka Road Mailboxes

BOARD MEMBERS ABSENT:

OTHERS PRESENT:

Approximately 150 other people were present.

I. CALL TO ORDER

- A. The meeting, being legally noted and posted in conformance with the Nevada Open Meeting Law, was called to order at approximately 7:00pm by Barbara Luke. The pledge of allegiance was recited.

II. ADMINISTRATIVE ITEMS

- A. The Council welcomed Chris Munhall, our Town Liaison, Ron Krater, Planner, Joel McCulloch, Major Projects Division Planning, Robert Kaminski, Clark County Planning team and Michele Bilodeau, new RRCAC Secretary.
- B. *Ms. Luke made a motion to approve the agenda for the July 27, 2011 meeting and the motion passed unanimously. Ms. Luke made a motion to approve the minutes from the June 29, 2011 meeting with one correction and the motion passed unanimously.*
- C. None.

III. PLANNING AND ZONING

MP-0313-11 – Gypsum Resources, LLC:

MAJOR PROJECT for a concept plan for a mixed use comprehensive planned community and the identification of related issues of concern to Clark County, affected property owners, and the applicant on approximately 3,466 acres in an R-U (Rural Open Land) Zone. Generally located on the north side of State Route 159, approximately 1.5 miles west of the intersection of State Route 160 (Blue Diamond Road) and State Route 159 within all or portions of Sections 4, 5, 7, 8 and 9, Township 22 South, Range 59 East; Sections 24, 25 and 36 of Township 21 South, Range 58 East; and Sections 20, 28, 29, 30, 31, 32, and 33, Township 21 South, Range 59 East (description on file.) sb/jvm/rk/xx

Ron Krater, Urban Designer & Planner representing Gypsum Resources, LLC, gave a presentation of the Concept Plan for the proposed development on Blue Diamond Hill.

The presentation outlined the following:

- i. Initial construction staging taking access off SR159 as well as the primary access off SR160 for Phase I and beyond.
- ii. Existing mining impact to the site from previous mining activities.

BOARD OF COUNTY COMMISSIONERS

- RORY REID, Chairman • SUSAN BRAGER, Vice-Chair
- LAWRENCE L BROWN, III • TOM COLLINS • CHRIS GIUNCHIGLIANI • STEVE SISOLAK • LAWRENCE WEEKLY
- VIRGINIA VALENTINE, County Manager

Meeting Location: Blue Diamond Library 14 Cottonwood Drive Blue Diamond, NV 89004

The Blue Diamond Library is accessible to individuals with disabilities. With 24 hours advance request, a sign language interpreter can be made available (phone 455-3530 or TDD 385-7468 or Relay Nevada toll free (800)326-6868, TT/TDD).

- iii. Conceptual mixed-use plan for residential units as well as public and office professional facilities; 7,269 units total covering approximately 4 square miles.
- iv. Project would be densely populated in the center, becoming more rural around edges.
- v. Gypsum Resources owns 2,464 acres; land exchange would be required (developer hopes to exchange 846 acres of environmentally- and visually-sensitive lands for 922 acres of adjacent BLM disposal land)
- vi. Land is currently zoned as R-U (Rural Open Land) and is within the Red Rock Overlay

The public had many questions and concerns including:

- Feasibility of primary access from the East with a cliff face in the way?
- One road from the East would not be sufficient for the increased traffic flow.
- Impact of additional traffic down SR159, even if primary access is restricted to SR160. Access to SR160 does not satisfy stipulation of the settlement agreement that access be from the east.
- Light and noise pollution from both the construction and final development.
- Visibility of the project along the ridgeline and within the adjacent National Conservation Area.
- The project is proposed within the rural Red Rock Overlay, an area adjacent to a National Conservation area. Why not develop this project closer to downtown? Many did not support the rezoning of an area currently defined as Rural Open Land.
- The proposed access will require a Right-of-Way easement from the BLM and NDOT, which has not been applied for yet. Would require act of Congress.
- Is the developer's ultimate plan to "flip" this privately-owned land for more desirable public land?
- Many stated they would rather see the disturbed mining land than a large development such as the one proposed.
- Project will destroy already shrinking burro habitat and survival rates.
- A board member for Scenic Nevada does not want the fact that their organization is listed in the concept plan as a participant in the stakeholder meetings to give people the idea that they are in favor of this project. Recommended that the County Commission ask each of those organizations listed whether or not they approve before issuing an opinion on the concept plan.
- High cost to public for the long process of getting this project approved, as well as public cost of getting utility infrastructure to the project.
- Impact on the limited water resources in the valley.
- Ability of developer to sell these units within a depression, with so many foreclosed houses already in the region.
- Many expressed concern that the developer will abandon the project uncompleted, as this and other developers have done in the local area.

Some of the concerns expressed by the Citizens Advisory Council members included:

- That there should be no deviation from the settlement agreement on primary access from the East;
- The density of the project is too great for that rural area.
- Light and noise pollution not appropriate for Blue Diamond Hill, perhaps solar panels as an alternative development?
- The civil and particularly geotechnical engineering required by the project would be cost prohibitive.
- What will happen if the primary access road has to be closed?
- Wasting County resources considering this plan when the access has not yet been granted.
- Building a project such as this so close to a National Conservation Area is not honorable, wise or beautiful. A decision to move ahead with this project dishonors our land zoned as Rural Open Land as well as the conservation area, "Nevada's

backyard”. It is not smart to build 7,000-plus homes when 20,000 are already available in Las Vegas. Nor is it smart to allocate the vast amounts of water necessary for the development when we are currently spending a fortune to build a new access to Lake Mead at a lower elevation. The color of disturbed earth on the surface of the land is better than the color of 7,000 tile roofs.

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The public was encouraged to attend the August 17, 2011 Board of County Commissioners meeting. *Mr. Heeman made a motion to deny the Concept Plan for all the reasons stated in their comments above. The motion passed unanimously.*

III. ADJOURNMENT

A. The next meeting will be held on August 31st, 2011 in the Blue Diamond Library at 7:00pm. The meeting was adjourned at 9:45pm.